

**CP HOUSE**  
EALING W5

109 UXBRIDGE RD, EALING, LONDON W5 5TL

ECONOMIC OFFICES FROM  
**2,730 SQ FT WITH CAR PARKING**  
AVAILABLE ON SHORT TERM AND  
FLEXIBLE LEASES

[cphouse.co.uk](http://cphouse.co.uk)





# AVAILABILITY

## OFFICES

We are able to offer individual rooms/offices from 2,730 sq ft or whole floors of 4,500 sq ft and can provide up to 20,000 sq ft. So, if you are looking for an office for one person or 200+ people, please come and talk to us.

## CAR PARKING

The building has 125 car parking spaces, which is exceptional for a West London office building, and individual spaces are available on a 1:412 ratio with extra spaces available from £200 per calendar month.



## SPECIFICATION

CP House is a prominent self-contained West London office building located in the centre of Ealing, approximately 8 miles west of Central London. The property comprises of a self-contained office building, providing 51,600 sq ft of ground floor and 10 upper floors on a site of 1.14 acres.

The building's specification includes:

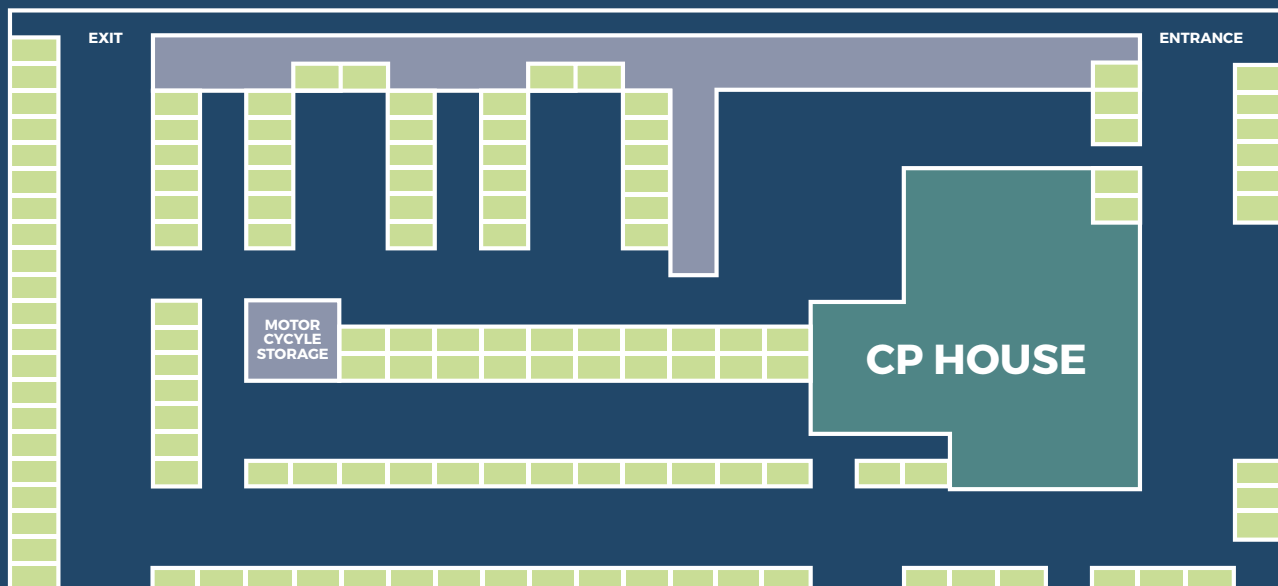
- Air conditioning
- Integral light fittings
- Large reception area
- Perimeter trunking
- WC & shower facilities throughout the building
- Excellent car parking

## SCHEDULE OF AREAS (IPMS3)

FLOOR	SQ FT	AVAILABILITY
<b>TOWER</b>		
Ground	<b>3,845</b>	Let
1st	<b>3,680</b>	<b>Available</b>
2nd	<b>4,410</b>	Let
3rd	<b>2,747</b>	Let
4th	<b>2,729</b>	<b>Available</b>
5th	<b>2,729</b>	<b>Available</b>
6th	<b>2,729</b>	Let
7th	<b>2,728</b>	Let
8th	<b>2,732</b>	Let
9th	<b>2,730</b>	Let
10th	<b>2,730</b>	Let
<b>WEST WING</b>		
1st	<b>4,072</b>	Let
2nd	<b>4,591</b>	<b>Available</b>
3rd	<b>4,586</b>	<b>Available</b>
4th	<b>4,564</b>	<b>Available</b>
<b>Total</b>	<b>51,602</b>	

## CAR PARKING

As well as being one of the best located buildings for public transport in the whole of London, CP House also has 125 spaces on its 1.14 acre site. Spaces are available to rent on a licence basis from £200 per calendar month, which is only £6.50 per day.



# LOCATION

The long awaited “Crossrail” now named the Elizabeth Line will open in 2021 and CP House is equidistant between two of it stations. West Ealing and Ealing Broadway stations are both within 0.5 of a mile (less than 10 minutes’ walk)



## ROAD

M4 (J2)	2.1 Miles
A40	2 Miles
M25 (J15)	12 Miles

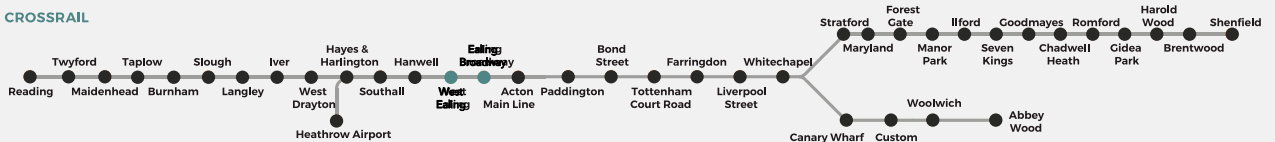


## AIR

Heathrow Airport	7 Miles
London City Airport	18 Miles
Gatwick Airport	50 Miles



## CROSSRAIL



Ealing has a PTAL (Public Transport Access Level) of 6b which is the best possible.



As well as the main line stations, the building is also within easy walking distance of the Piccadilly, District and Central Line Tube and Overground stations.



According to TfL, buses pass CP House every 20 seconds, with stops on either side of the road.

## TERMS

Offices and car parking are available on flexible and short term licences/leases. For further information on terms please contact the sole agent, Bray Fox Smith.

## CONTACT



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Disclaimer: Bray Fox Smith. These particulars are not to be considered a formal offer: they are information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. 102441. Designed by TCC 09/20.