

TO LET

GROUND FLOOR COMMERCIAL UNIT

66 Carlyle Road West Ealing W5 4BL

A prominent corner unit — available whole or in part

“Bright, well-proportioned space in the heart of West Ealing.”

FLOOR AREA

1,356 sq ft

METRIC

126 sq m

EPC

D

AVAILABLE

Immediate



The Opportunity

A bright, well-proportioned ground-floor commercial unit now available to let in the heart of West Ealing. Recently returned to the market and ready for an incoming occupier to move quickly, the space extends to approximately **126 sq m (1,356 sq ft)** with excellent natural daylight throughout.

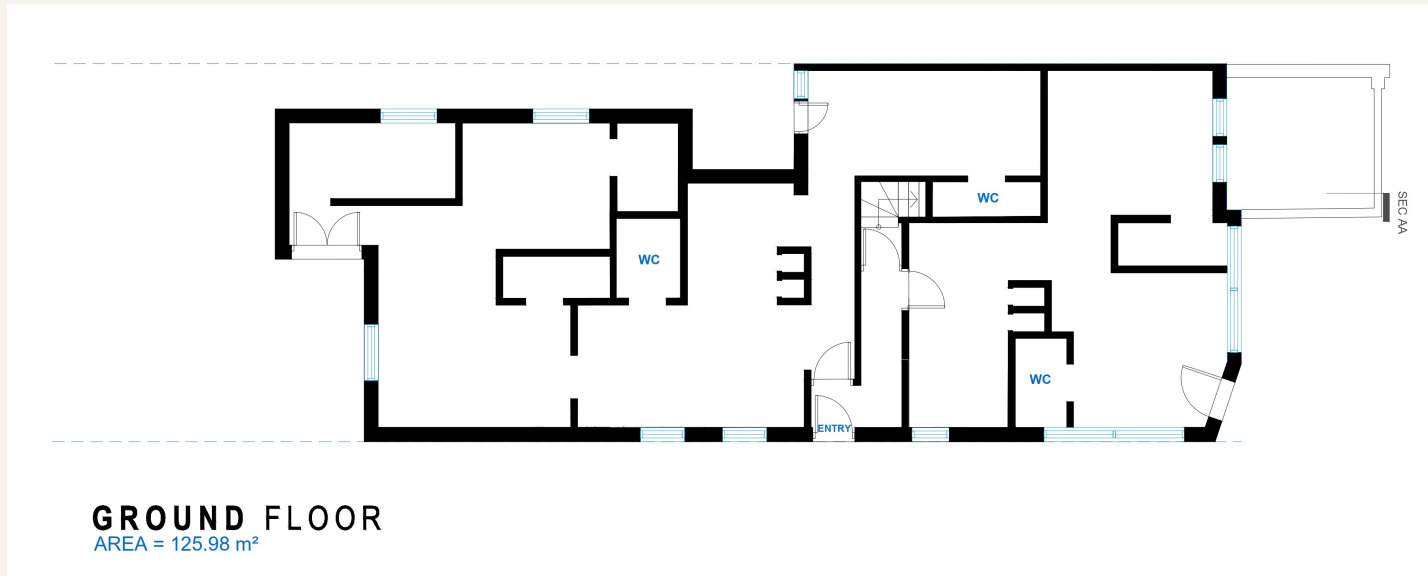
KEY FEATURES

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|---|---|
| 01 Dual access
Separate frontages to Carlyle Road and Junction Road for flexible or independent entry. | 02 Prominent corner presence
A standout return-corner position with strong visibility on a busy thoroughfare. |
| 03 Whole or in part
Take the entire footprint or a portion to suit your requirements and budget. | 04 Abundant natural light
Generous glazing on multiple elevations gives an open, productive feel. |
| 05 Landlord fit-out available
The landlord is open to works to suit the intended use, subject to terms. | 06 Flexible lease terms
New lease available — rent, length and incentives on application. |



IDEALLY SUITED TO

- Offices / studio
- Gym & fitness
- Wellness
- Showroom
- Retail display



Ground Floor — indicative plan

Approx. 125.98 sq m (1,356 sq ft) · Not to scale

SUMMARY OF TERMS

TENURE	To Let — new lease, terms to be agreed
FLOOR AREA	Approx. 126 sq m / 1,356 sq ft (whole)
CONFIGURATION	Available whole or in part
ACCESS	Dual frontage — Carlyle Rd & Junction Rd
EPC	Rating D
AVAILABILITY	Immediate

FIT-OUT & FLEXIBILITY

The landlord is open to carrying out works to suit the incoming tenant's intended use, subject to agreement of terms — an opportunity to secure a space tailored to your operation from day one.

Rent, lease length and incentives are available on application — we would be pleased to discuss a package structured around your occupational requirements.

Location & Viewing

WEST EALING — QUEEN OF THE SUBURBS

Carlyle Road sits in West Ealing, part of the popular London Borough of Ealing — long known as the “Queen of the Suburbs.” The area combines an attractive residential character with strong commercial footfall along the Uxbridge Road corridor.

The surrounding Broadway and Uxbridge Road offer a busy mix of shops, cafés and amenities, supported by a substantial and diverse local catchment — an excellent position for occupiers seeking visibility and a steady passing audience.

Transport connectivity is a key strength, with fast, direct links into central London and out toward Heathrow, alongside established bus routes serving the wider district.

CONNECTIVITY

West Ealing	Elizabeth line
Ealing Broadway	Elizabeth line
Central London	Direct
Heathrow	Direct
Uxbridge Road	Bus corridor

VIEWING & ENQUIRIES

Available immediately

Contact us to arrange an inspection at a time convenient to you.

TELEPHONE

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OFFICE

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