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Floors let to Red Bee Media, Toluna and A2 Dominion. Up to 80,000 sq ft available.

ealingcross

85 Uxbridge Road W5

Bringing West End quality to west London

135,000 sq ft Grade A office building

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Standard Life Investments

NEPTUNE LAND

Welcome to ealingcross

Excellent communications and an exceptional array of local amenities have established Ealing as a leading west London business destination. ealingcross offers up to 135,000 sq ft of Grade A offices in a town centre location.

ealingcross





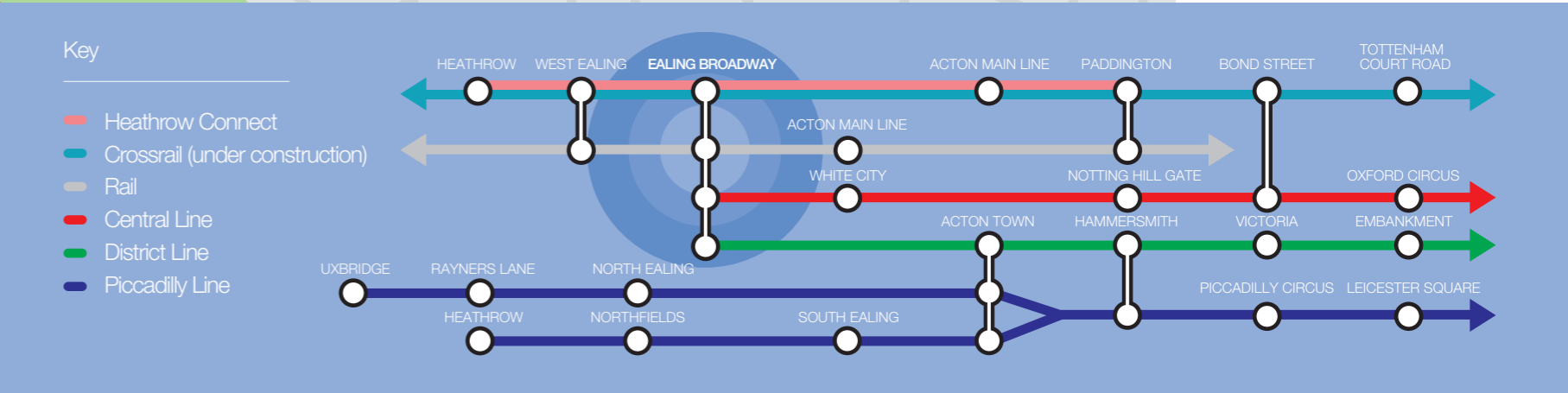
Make an entrance

Contemporary style, high quality fittings and consistent attention to detail provides an attractive first impression for visitors and staff.

Part of London's national and international transport network

Ealing is a fully integrated transport hub incorporating major underground, rail and bus interchange providing rapid links to national and international business destinations. Ealing Broadway and West Ealing also form part of Crossrail; the single biggest addition to London's transport infrastructure for 50 years.

- 10 minutes to Paddington by train
- 18 minutes to Terminal 1 Heathrow by train
- 22 minutes to the West End by tube
- 15 minutes drive to the M4, A40/M, M1 and M25
- 5 bus routes servicing the area with buses passing every 3.5 minutes
- Public Transport Assessment Level (PTAL) rating of 6 (the highest achievable)





- 1 Ealing Broadway Station

- 2 Ealing Broadway Shopping Centre
Virgin Active
Library

- 3 The Arcadia Centre

- 4 Walpole Park

- 5 Civic Centre

- 6 Eden Gym

- 7 ealingcross

Business is just part of the picture

High street shopping plus a selection of restaurants, bars and leisure facilities are all located conveniently close to **ealingcross**. Ealing itself has thriving arts and leisure facilities and more than eight square kilometres of parks and green spaces. There are all the recreational facilities you would expect in a lively metropolitan centre, with museums, a local theatre, cinemas and an eclectic mix of restaurants and bars to choose from.

- The Broadway (M&S, Tesco) and Arcadia shopping centres are only a short walk away
- Unrivalled public transport links and numerous car parks
- Large open spaces including Walpole Park and Ealing Common
- A broad range of high quality residential accommodation
- Excellent sports facilities include Virgin Active, Eden Gym, Ealing Cricket Club, Ealing Tennis Club, Ealing Golf Club, Ealing Rugby Club and Trailfinders Sports complex
- **ealingcross** will be complemented by a number of significant new commercial and residential schemes planned for Ealing town centre including offices, hotels, residential and retail developments



Make the connection

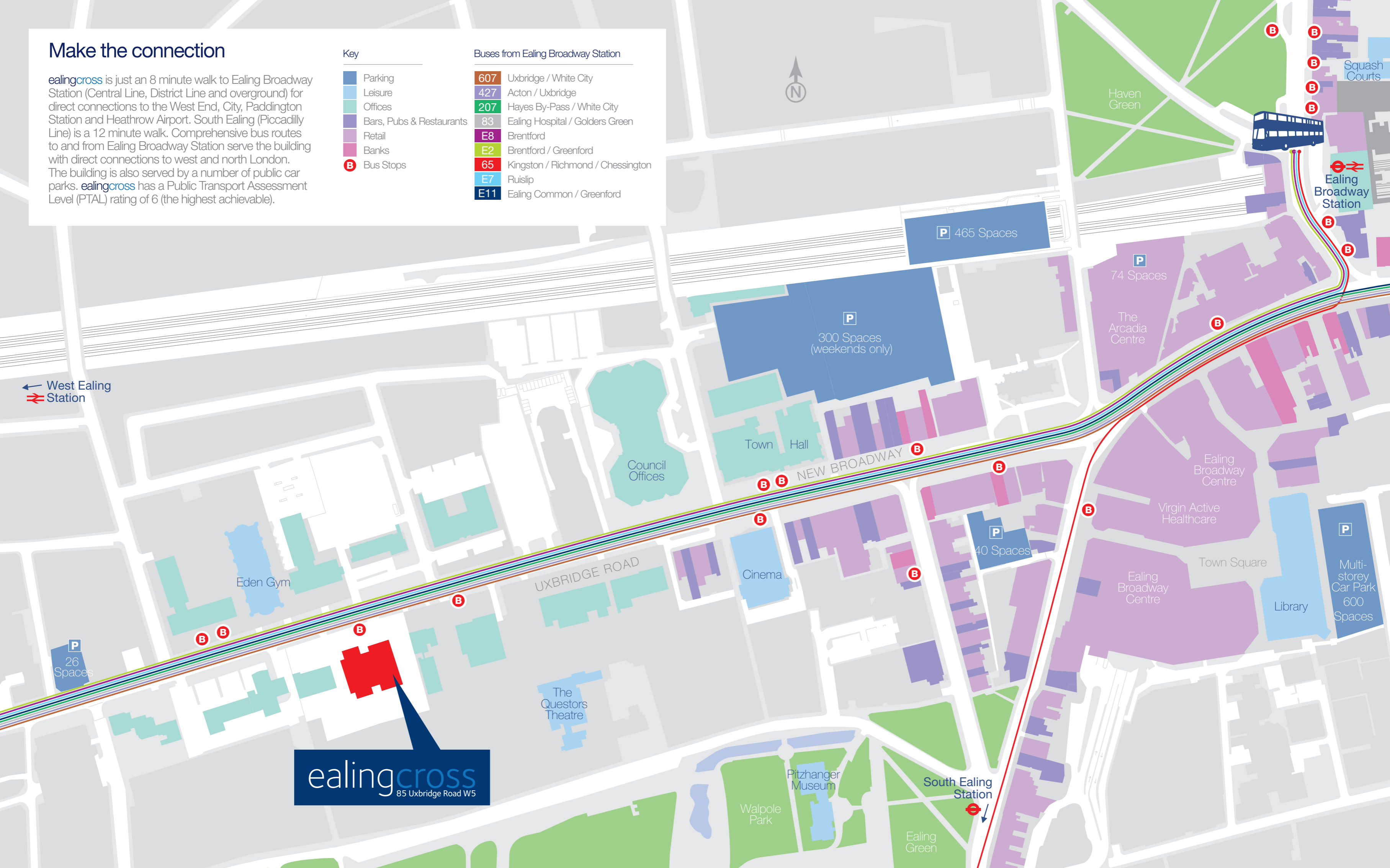
ealingcross is just an 8 minute walk to Ealing Broadway Station (Central Line, District Line and overground) for direct connections to the West End, City, Paddington Station and Heathrow Airport. South Ealing (Piccadilly Line) is a 12 minute walk. Comprehensive bus routes to and from Ealing Broadway Station serve the building with direct connections to west and north London. The building is also served by a number of public car parks. ealingcross has a Public Transport Assessment Level (PTAL) rating of 6 (the highest achievable).

Key

- Parking
- Leisure
- Offices
- Bars, Pubs & Restaurants
- Retail
- Banks
- B Bus Stops

Buses from Ealing Broadway Station

- 607 Uxbridge / White City
- 427 Acton / Uxbridge
- 207 Hayes By-Pass / White City
- 83 Ealing Hospital / Golders Green
- E8 Brentford
- E2 Brentford / Greenford
- 65 Kingston / Richmond / Chessington
- E7 Ruislip
- E11 Ealing Common / Greenford



West Ealing Station

ealingcross
85 Uxbridge Road W5

Ealing Broadway Station

South Ealing Station

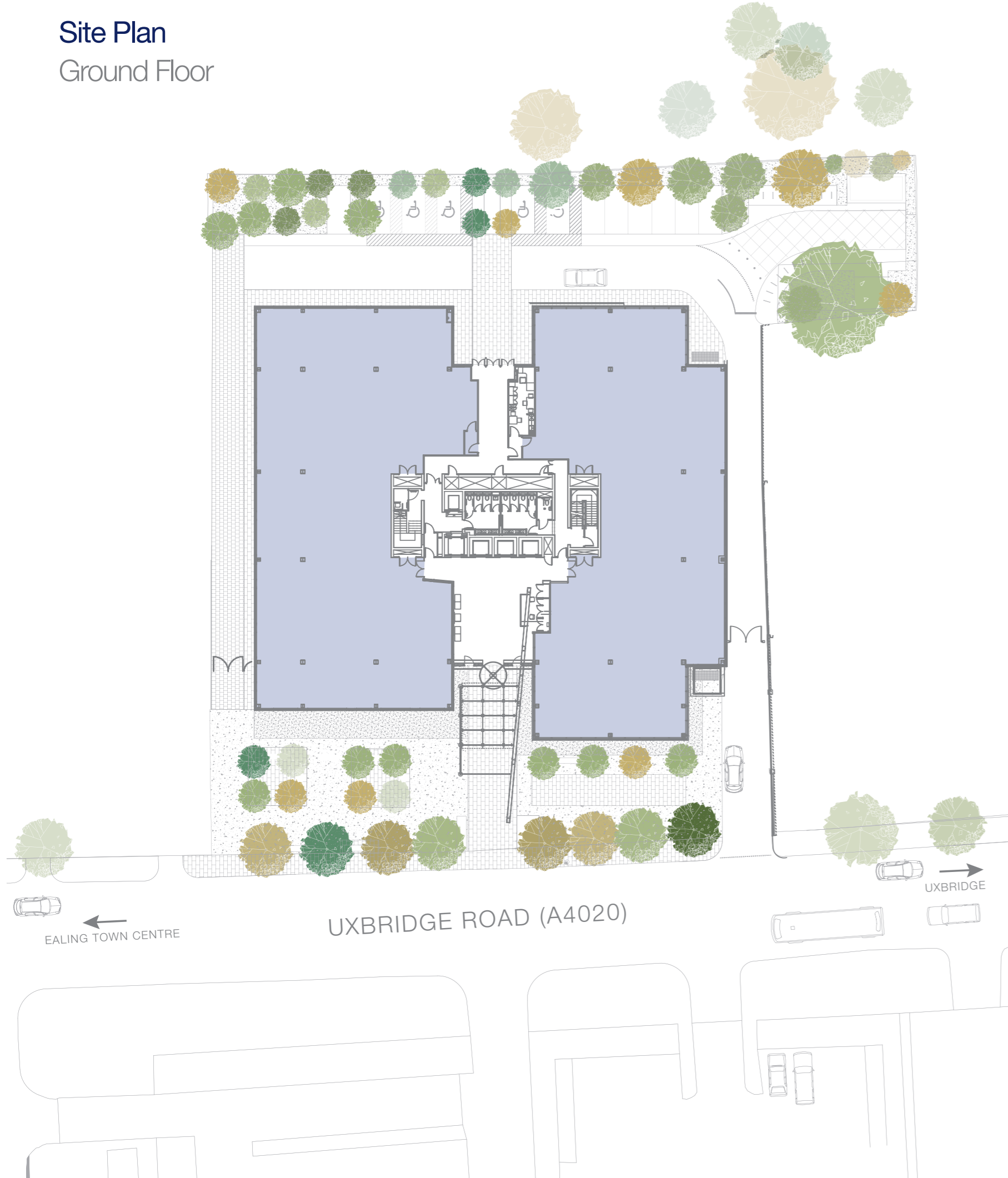
Space to think

Carefully designed floorplates maximize the use of natural light and space throughout the building. Perimeter glazing to all elevations surround large, regular floors and create highly efficient office space with a superb interior specification.



- Circa 135,000 sq ft of high quality office accommodation over 8 floors
- Circa 18,000 sq ft floor plates
- Grade A specification including four pipe fan coil air-conditioning, full access raised flooring and metal suspended ceiling tiles incorporating LG7 compliant intelligent lighting
- Four passenger lifts (3x13 person/ 1x16 person) and fire fighting/goods lift
- Double height feature reception
- Visitor and disabled parking
- 59 cycle racks and on site shower facilities
- Combined cooling, heating and power (CCHP)
- ealingcross is a highly sustainable and exceptionally energy efficient building with an EPC rating of B (score 39) and is designed to achieve a 'Very Good' BREEAM rating
- Compliant with GLA energy policies and Part L including 10% renewable energy provided by a biomass boiler

Site Plan
Ground Floor

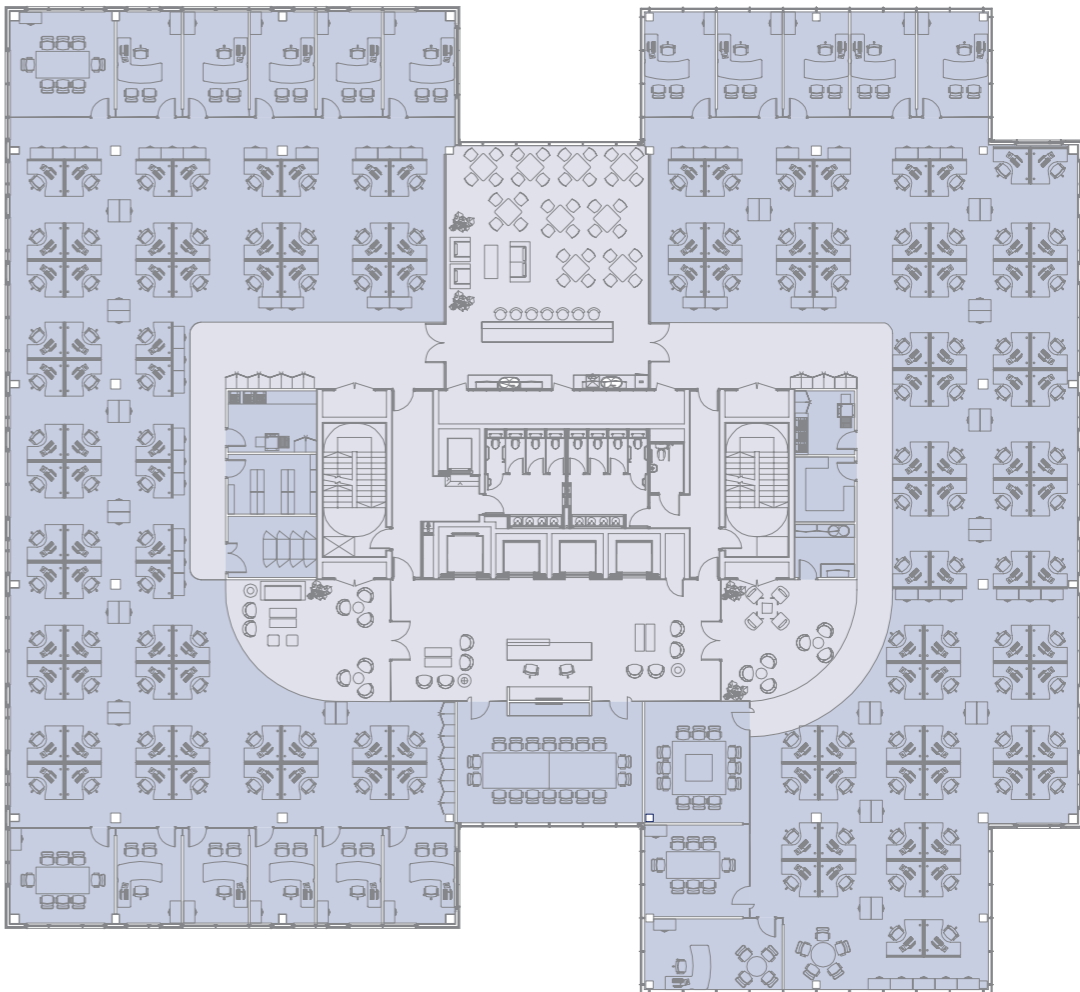


Floor Areas

| Floors | sq m | sq ft | |
|--------------------------|---------------|----------------|----------|
| Seventh Floor | 1,234 | 13,283 | LET |
| Sixth Floor | 1,346 | 14,491 | LET |
| Fifth Floor | 1,696 | 18,258 | |
| Fourth Floor | 1,696 | 18,257 | |
| Third Floor | 1,693 | 18,218 | |
| Second Floor | 1,696 | 18,259 | PART LET |
| First Floor | 1,599 | 17,213 | LET |
| Ground Floor - East Wing | 769 | 8,277 | |
| Ground Floor - West Wing | 727 | 7,825 | |
| Reception | 109 | 1,170 | |
| Total* | 12,565 | 135,251 | |

*Excluding building management office

Indicative Office Layout Fourth Floor Medium Density



| | |
|-----------------|----------------------------------|
| NIA = | 18,257 sq ft / 1,696 sq m |
| Total occupancy | 156 |
| Open plan desks | 140 |
| Offices | 16 |
| Meeting Rooms | 5 |



Abridged specification



Occupancy Standards

Overall occupancy is based on 1 person/12m².

Means of escape calculations based on 1 person/10m² net internal.

Dimensional Co-ordination

Primary Grid: A combination of 10.5m, 9m, 7.5m and 4.5m spans.

Sectional Co-ordination

Floor to floor height: 3.7m
RAFI to ceiling height: 2.68m
RAFI zone: 160mm (SSL to FFL).

Electrical Services

Office areas provided with high frequency fluorescent luminaires, and supplementary luminaires which follow the intent of CIBSE Lighting Guide LG7.

Ceilings – 80%
 Walls – 60%
 Floors/upward horizontal services – 30%.

Passenger Lift

Four passenger lifts (3x13 person 1x16 person) plus one fire/goods lift.

To have less than or equal to 30 seconds interval.

A handling capacity of 15% of the total building population in 5 minutes.

Disabled Provision

Access for disabled are via the front and rear entrances. Full disabled toilet facilities are provided throughout the building in accordance with the statutory requirements.

Entrance Hall

Floors: Large format tiles of stone provided with drained entrance matting to the entrance lobbies.
Plaster Ceiling: With integrated feature lighting.
Fixtures: Reception desk – bespoke design to match finishes.

Entrance doors to the main reception area comprise a glass revolving door with stainless steel trim and brush seals along with an automatic glass by-pass door for disabled access.

Toilets

Floors: Fully vitrified ceramic floor tiles.
Skirtings: Ceramic tiled.
Walls: Full height ceramic tiles with integrated mirrors.
Vanity Units: Granite cut to receive underslung basins and holes cut to receive taps. All on discreet steel frame fixed to walls.
Fittings: Mixer taps are satin finish stainless steel. Stainless steel soap dispensers to match.
Toilet Partitions: Full height laminate clad.
Toilet Doors: Full height timber veneered.

Showers

4 basement showers and 1 ground floor disabled shower.

Lifts

Lift Finishes: Lift car finishes from the manufacturer's range comprising stainless steel, full height mirrors and stainless steel protective handrails. The floor finish matches the stone finish in the entrance hall.

Office Areas

Category A office finishes.

Raised access flooring system on adjustable pedestals. Overall depth including floor panel 160mm (SSL to FFL).

Floor tiles are steel encapsulated composite construction 600mm x 600mm to medium grade construction.

Allowance for floor boxes 1/10m net internal areas.

Metal tile suspended ceiling system (600mm x 600mm) on metal framed grid. (Plasterboard

margins located between ceiling grid, building envelope and cores).

Flush mounted LG7 compliant intelligent lighting installed integral to the ceiling grid.

Carpets

A provisional sum has been allocated. Details are available upon request.

Car and Cycle Spaces

12 visitor and disabled spaces at the rear of the building. There are 59 cycle racks in total, 33 of which are covered, and 6 of which are located at the front of the building.

Design Imposed Floor Loadings

Office areas: 3.00 kN/m² + 1.00 kN/m² for light-weight partitions.

Fan Coil Unit System

The office areas are heated and cooled via the ceiling void mounted four pipe fan coil unit installation utilising energy saving DC controls.

Office Fresh Air Supply & Extract Ventilation System

Fresh air to the premises is provided by a mechanical ventilation fresh air supply and extract system.

Renewable Energy

ealingcross incorporates the provision of combined cooling, heating and power (CCHP or trigeneration CHP). These low and zero carbon technologies are estimated to meet the Greater London Authority energy policies, and reduce the carbon footprint of the development by 16%. The building is highly sustainable and exceptionally energy efficient, with an EPC rating of B (score 39) and is designed to achieve a 'Very Good' BREEAM rating.

