

FILMWORKS

EALING

UNIT 9



WHY FILMWORKS?



ACCESS TO A406 NORTH CIRCULAR A4(M), A40(M)



EIGHT-SCREEN, 1,045 SEAT
PICTUREHOUSE CINEMA



LARGEST OUTSIDE LONDON'S WEST END



70,000 SQ FT OF LEISURE AND RETAIL SPACE



ONE NEW SQUARE



THREE NEW PEDESTRIANISED STREETS



28,000 SQ FT OF PUBLIC OPEN SPACE



1,400 SPACES IN FIVE CAR PARKS
WITHIN FIVE MINUTES' WALK

A SIGNATURE
CINEMA AT THE
HEART OF THE
MASTERPLAN
ANCHORS THIS
DYNAMIC NEW
ENTERTAINMENT
QUARTER

Complete with a broad selection of restaurants, bars and cafés, Filmworks will become the dining hub of Ealing. Through-flow from Walpole Park and the theatre complex to the south, from Ealing Broadway in the north and Bond Street to the east, will keep the place connected and busy all day, every day.

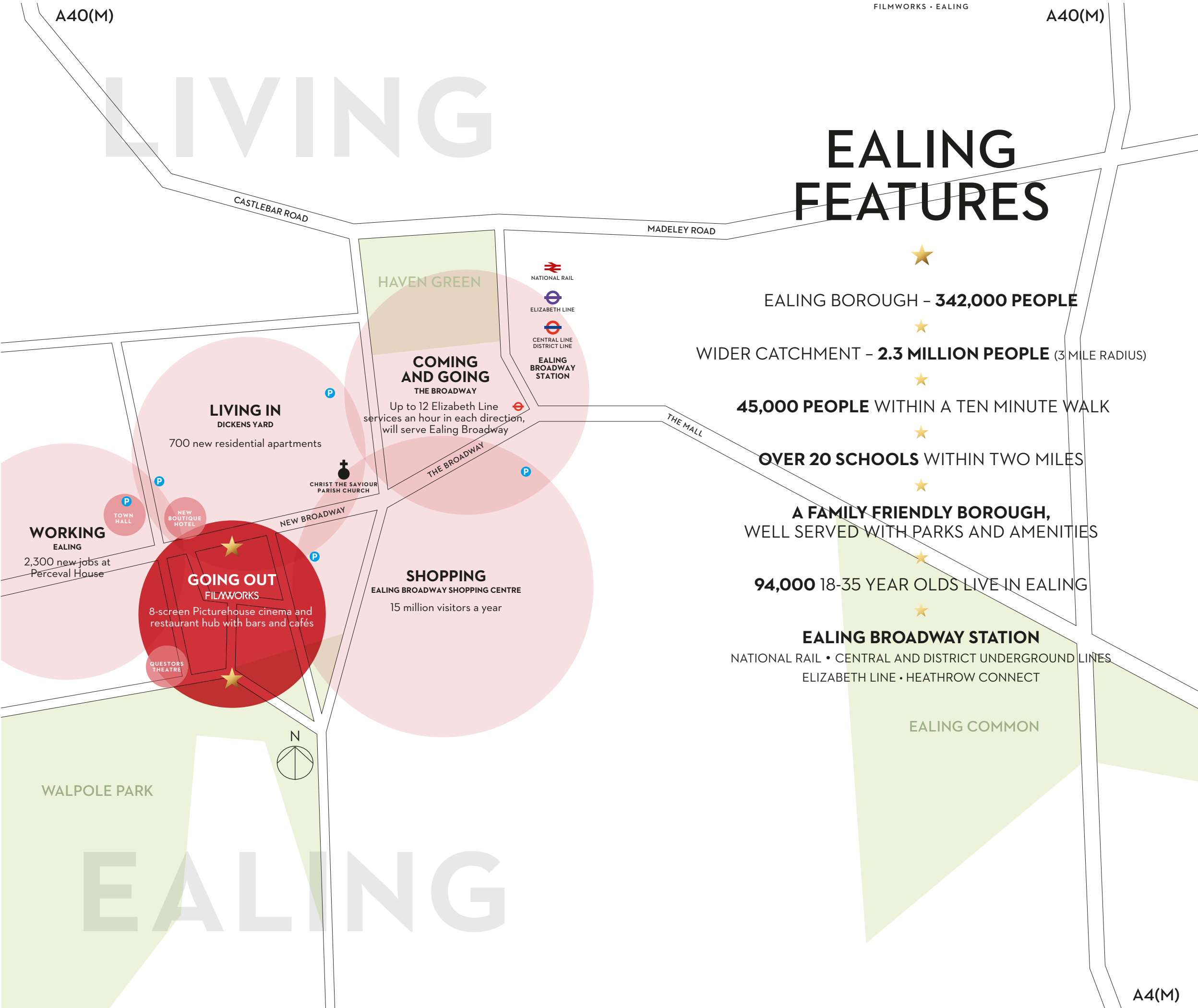


A40(M)

A40(M)

LIVING

EALING FEATURES



EALING BOROUGH - **342,000 PEOPLE**

WIDER CATCHMENT - **2.3 MILLION PEOPLE** (3 MILE RADIUS)

45,000 PEOPLE WITHIN A TEN MINUTE WALK

OVER 20 SCHOOLS WITHIN TWO MILES

A FAMILY FRIENDLY BOROUGH,
WELL SERVED WITH PARKS AND AMENITIES

94,000 18-35 YEAR OLDS LIVE IN EALING

EALING BROADWAY STATION

NATIONAL RAIL • CENTRAL AND DISTRICT UNDERGROUND LINES
ELIZABETH LINE • HEATHROW CONNECT

HAVEN GREEN

COMING AND GOING

THE BROADWAY

Up to 12 Elizabeth Line services an hour in each direction, will serve Ealing Broadway

LIVING IN

DICKENS YARD

700 new residential apartments

WORKING

EALING

2,300 new jobs at Perceval House

GOING OUT

FILMWORKS

8-screen Picturehouse cinema and restaurant hub with bars and cafés

SHOPPING

EALING BROADWAY SHOPPING CENTRE
15 million visitors a year

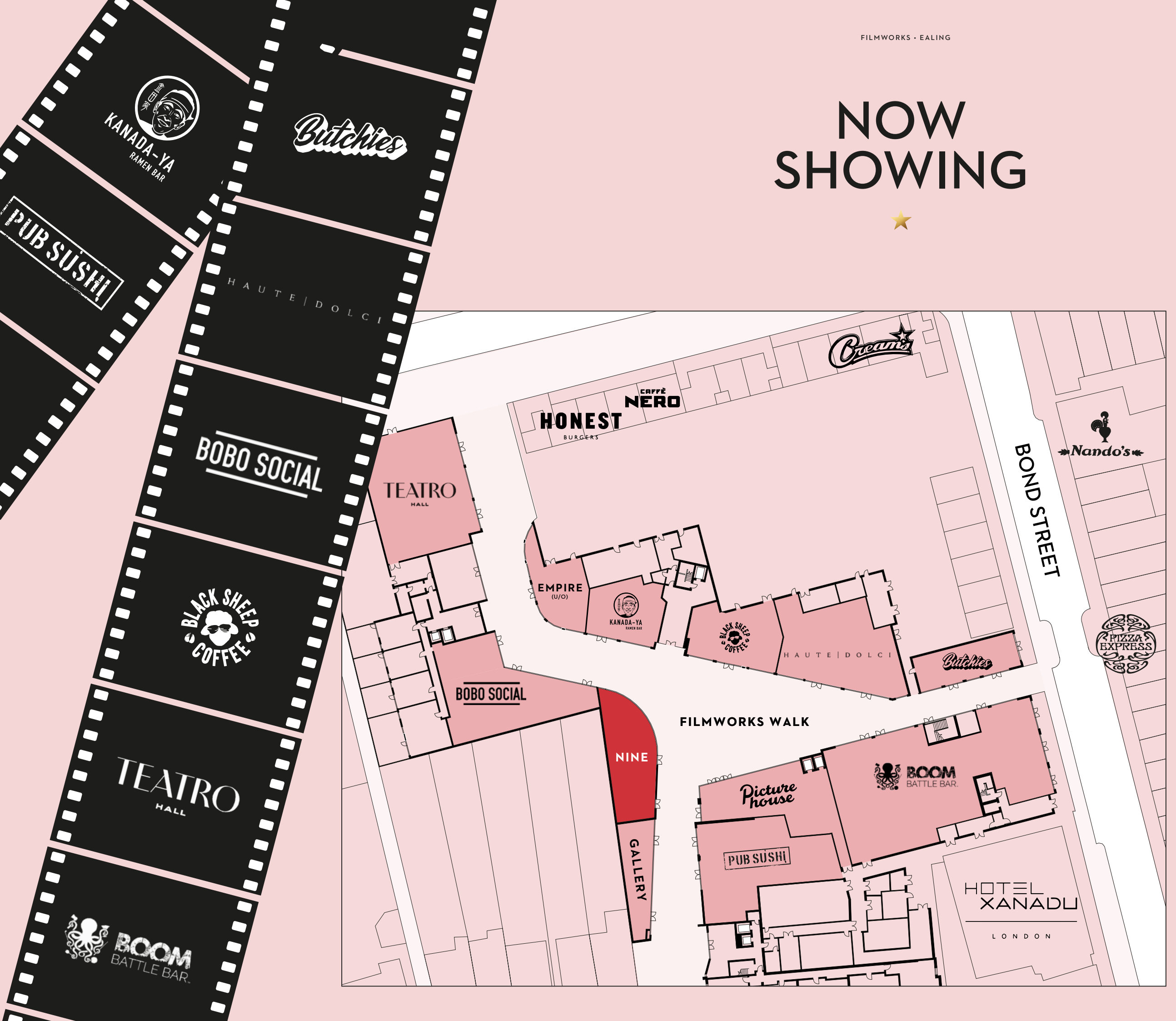
WALPOLE PARK

EALING COMMON

EALING

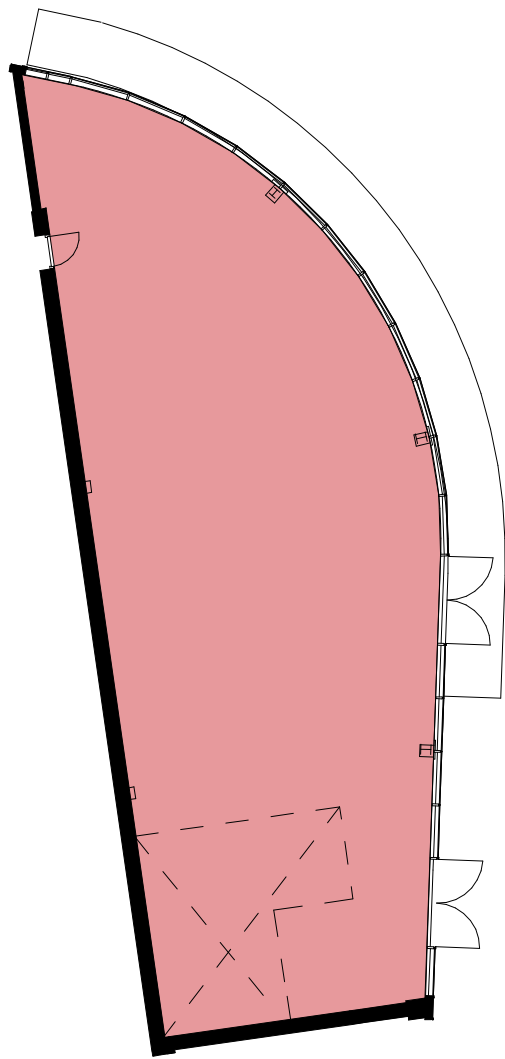
A4(M)

NOW SHOWING

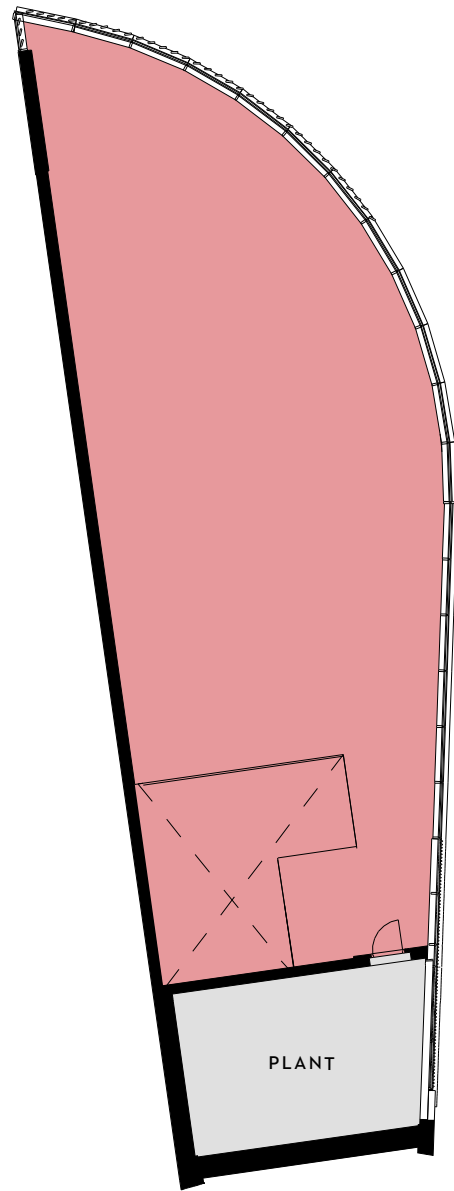


UNIT 9

TOTAL
4,160 SQ FT (GIA)



GROUND FLOOR
2,080 SQ FT (GIA)



FIRST FLOOR
2,080 SQ FT (GIA)

★
TENURE

The premises are available to let on a new lease for a term to be agreed.

★
PLANNING

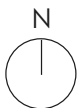
The unit has flexible planning, but the unit particularly lends itself to food and leisure to complement the existing mix.

★
RENT AND SERVICE CHARGE

Rent: £110,000 pax (£35 psf).
Service charge: circa £2 psf.

★
SPECIFICATION

The unit is to be handed over in shell condition with shop front installed and benefits from a 150amp 3 phase electricity supply as well as gas.



Floor plans are indicative and are for illustration purposes only.

JUST THE TICKET



A signature cinema, exciting food and leisure businesses and wide, easily accessed public spaces will combine to be a potent draw for Filmworks.

Offering social interaction, quality dining experiences and evening entertainment, Filmworks is set to be a hugely successful hit.



FOR FURTHER INFORMATION, PLEASE CONTACT:

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EALING

A DEVELOPMENT BY  St George  Berkeley Group

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