NIEK CO

ST BERNARD'S HOSPITAL GATEHOUSE, UXBRIDGE ROAD, UB1

The Gatehouse - Character Class E Commercial Units

FIRST FLOOR

Unit 1

Unit 3

Unit 2

GROUND FLOOR

The Gatehouse - Character Class E Commercial Units

Hanwell Station (13 min walk)

Boston Manor - Piccadilly Line (10 min drive)

M4 (12 min drive)

A4020 (Opposite)

Location: The Gatehouse is at the junction of Holman Drive and Uxbridge Road (A4020) between Hanwell and Southall in the London Borough of Ealing. The property sits immediately to the west of Ealing Hospital and was the entrance to the old St Bernard's Hospital which has since been redeveloped into housing.

Uxbridge Road is a major arterial road providing quick access to Hayes and Southwell to the west and Hanwell and Ealing Broadway to the East, with bus stops in front of the building providing transport options in both directions. Hanwell Station (Elizabeth Line services) is around 15 minutes walk to the north east.

Description: The building is Grade II Listed and the available units are spread over the ground and first floors of the block. They are all being handed over in shell and core condition, with capped off services, however there is potential for an improved handover specification subject to negotiation.

There is potential to licence an area of external space on the public realm, subject to negotiation.

The units all benefit from Class E use and would suit a range of F&B, retail or healthcare occupiers, however alternative uses will be considered.

Accommodation:
Unit 1: 966 sq ft (89.7 sq m)*
Unit 2: 700 sq ft (65.0 sq m)*
Unit 3: 1,754 sq ft (163 sq m)* **

* Please note all sizes are subject to measurement.
** There is potential to split Unit 3 into separate ground floor and first floor units.

Lease: New leases are being offered direct from the landlord on a term to be agreed.

Rent: On application

Service Charge: TBC

Business Rates: The units have not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Ealing.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
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"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."

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