

54 The Broadway

Now with Dual Office and Education Consent



If you value the power of connections, 54 The Broadway is primed to grow your business. 21,000 sq ft of Grade A refurbished, sustainability-focused office space. Tailored for both collaborative and social occasions. Finished with an urban-style exposed concrete décor and a large, welcoming, all-weather courtyard.

Overlooking The Broadway High Street, everything is on hand. Retail and lifestyle. A burgeoning business community. Celebrated cinematic history. Plus easy links across the capital, out to Heathrow, and beyond.

54 The Broadway now has dual Office and Educational consent and is designed to accommodate a wide range of occupiers. It's a space that fosters collaboration, helping colleagues work better together and enjoy every minute they're here.

Space for connections

Welcome

There's something for everyone at 54 The Broadway, starting with Ealing Broadway's 38 retailers, 19 eateries and bars, and 13 leisure brands.

To relax, simply cross the road to 28 acre Walpole Park, with its Grade II-listed Pitzhanger Manor, once Sir John Soane's country home.



- 1. Pitzhanger Manor
- 2. Benji's Buns
- 3. Ealing Broadway

to

Ealing

BLANK STREET



CASTANO LOUNGE
CAFÉ BAR

DECATHLON

Holland & Barrett



M&S



COMPTOIR
LIBANAIS

wagamama

Waterstones



Remarkably speedy commutes



The Elizabeth Line has added a new dimension to Ealing's great District, Central and mainline links. It's just 120 seconds from desk to train door. Then 10 minutes to Soho, 15 to Heathrow, and 20 to Westfield Shopping Centre. Hours saved, to do what you'd rather do.

 **2 min**
walk to Ealing Broadway



A town centre oasis



- 1. Ealing Broadway Station
- 2. Ealing Broadway Summer Live
- 3. Walpole Park
- 4. The Broadway

BUILDING ARRIVAL

EALING
BROADWAY



54 THE BROADWAY

EALING BROADWAY
SHOPPING CENTRE



LOCAL AREA

Ealing's the complete package. Full of green parks and wide open spaces, yet part of London. A town with its own clear identity, that makes life easy 9-5 and all the hours around it.

There's Ealing Studios, with its supporting cast of local film, television and production companies. New talent at the University of West London around the corner. A Nuffield Health gym, Picturehouse Cinema and eclectic mix of energetic bars and historic pubs. And be sure to block out the dates for Ealing's famous Beer and Jazz Festivals.

- 1. Walpole Park
- 2. Comptoir Libanais
- 3. Ealing Broadway
- 4. Ealing Broadway Clothes Swap
- 5. Oak Road
- 6. Waterstones
- 7. Turtle Bay



Charm and personality



Thoughtfully crafted spaces

54 The Broadway's reception provides a subtly grand arrival experience. The double height space is warm, inviting and reflects British Land's insistence on a 'world class welcome'.

The understatedly impressive ambience extends across the three office floors, each featuring huge south-facing windows that flood interiors with natural light. Add the basement's bike racks and luxurious showers, toilets and changing areas, and you have a place of work that makes it easy to work - brilliantly.

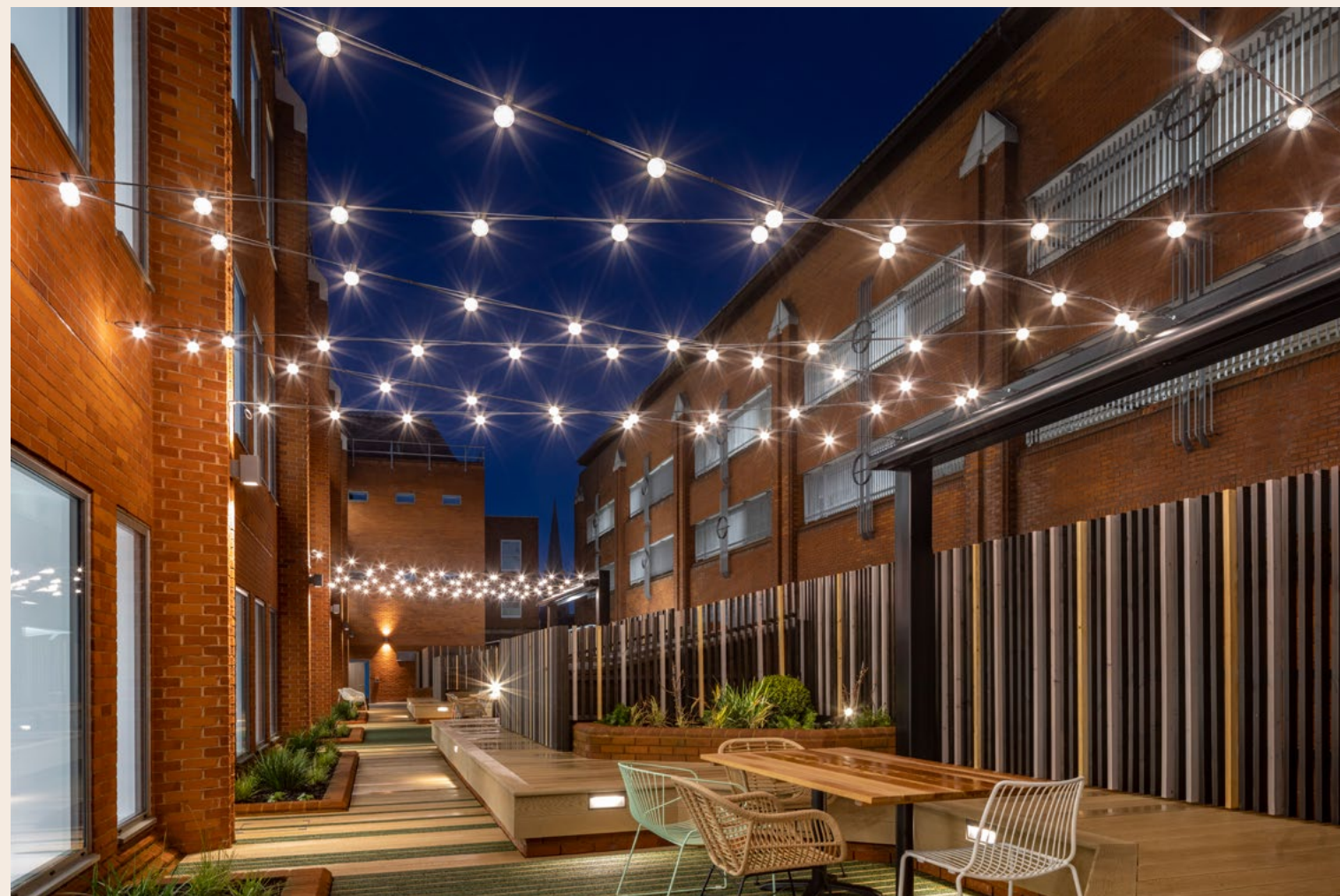
1. Warming reception area
2. 54 The Broadway Entrance
3. Changing facilities
4. Dual height reception



Strikingly flexible courtyard

The rear courtyard's landscaped design makes it the ideal location for breakout working, informal catch ups, fresh air lunches and after-work events.

The space has been completely reimagined. Thanks to the large retractable awnings, you can enjoy the tasteful decking, lush plantings and wooden façades whatever the weather. And there's enough seating for everyone to be comfortable.



Genuinely powerful wellbeing

54 The Broadway is perfectly placed to improve wellbeing as well as business performance. Walk past Walpole Park over the road – and there’s a further 100 acres of green space within 10 minutes’ walk. For a more active escape, it’s also easy to pop into one of Ealing’s many gyms, from F45, Nuffield Health and Eden Fitness, to Gymbox and The Gym Group. There are also 15 courts at Ealing Lawn Tennis Club nearby, and local 5-a-side football pitches.

- 1. Walpole Park
- 2. Nuffield Health
- 3. Nuffield Health swimming pool
- 4. F45 Training Ealing



1



3



2



4

Cleverly productive Spaces

When collaboration's a key focus, flexible workspaces are vital. 54 The Broadway's three 7,000 sq ft office floors give you the freedom to create task-based areas that reflect the work you do. All underpinned by a technical specification designed for the most ambitious of businesses.





CAT A OFFICE SPACE

CGI IS INDICATIVE ONLY AND SUBJECT TO CHANGE.



Secure parking

Secure car parking available



End of trip facilities

Showers, changing facilities and secure bike racks



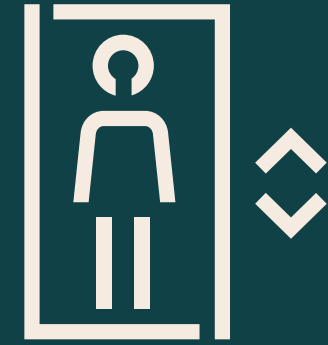
Coffered ceiling

exposed coffered ceiling housing new VRF heat recovery system and BMS interface



2,895 sq ft Courtyard

2,895 sq ft landscaped courtyard with soft seating and wifi



2 Passenger lifts

2 x 8 person passenger lifts



LED lighting

LED lighting with PIR daylight sensors



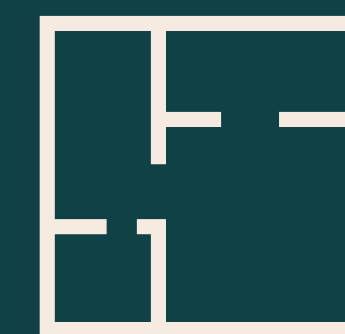
Occupational density

1:8 sq m per person of occupational density



Ceiling height

3.10m floor to ceiling height to soffit & 2.4m to the central ceiling raft

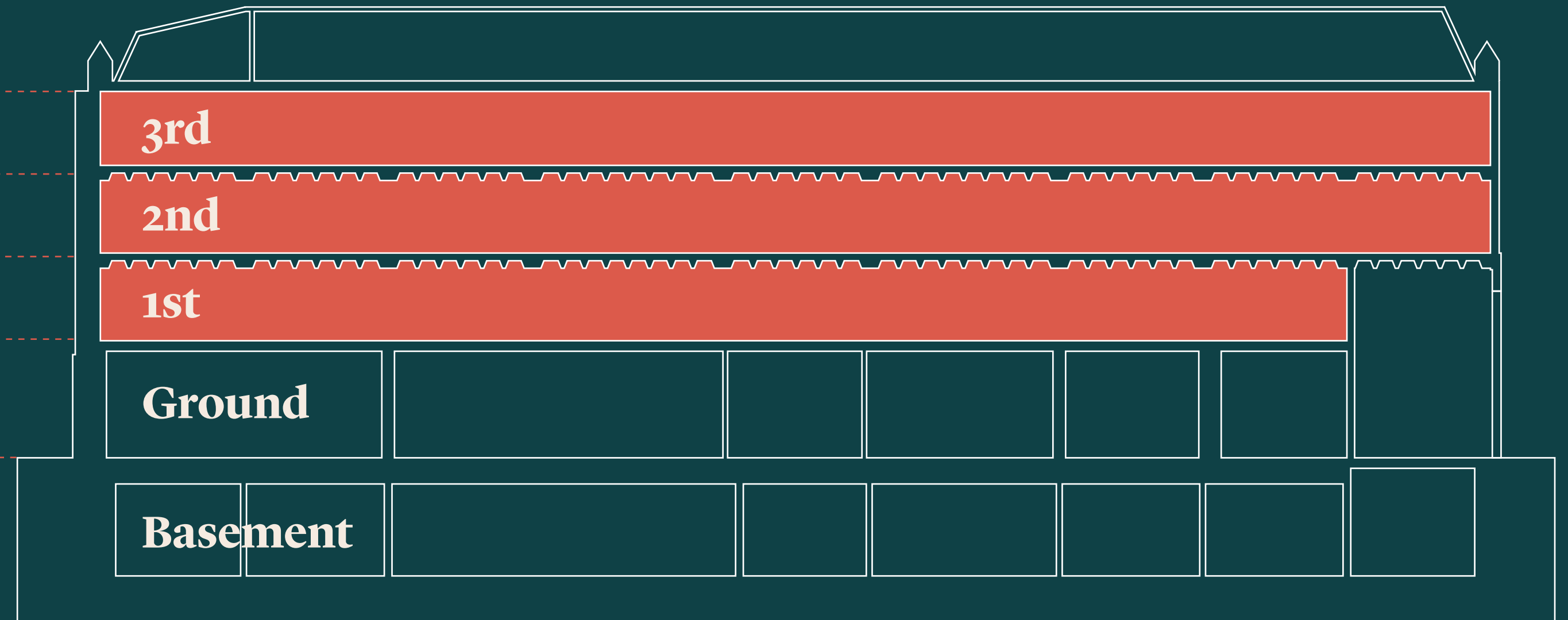


Raised flooring

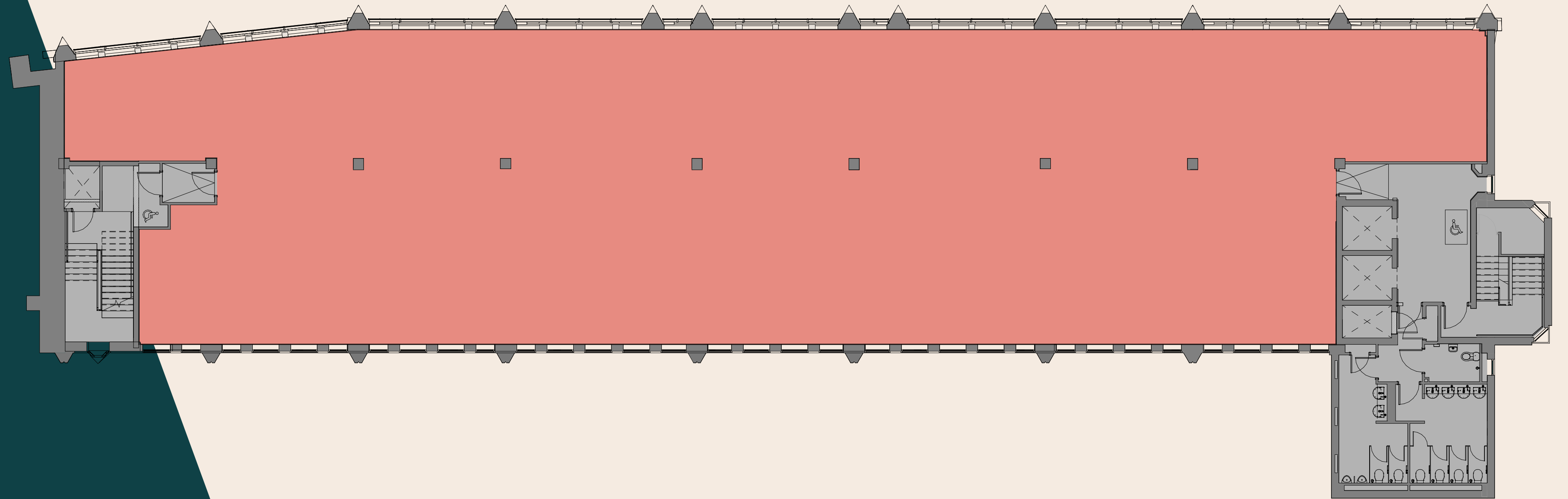
100mm raised access flooring

Schedule of areas

Floor	Workspace NIA (sq ft)	Outdoor space (sq ft)
3rd	7,050	N/A
2nd	7,082	N/A
1st	6,619	2,895 (courtyard)
Ground/ Reception		
Total	20,751	2,895



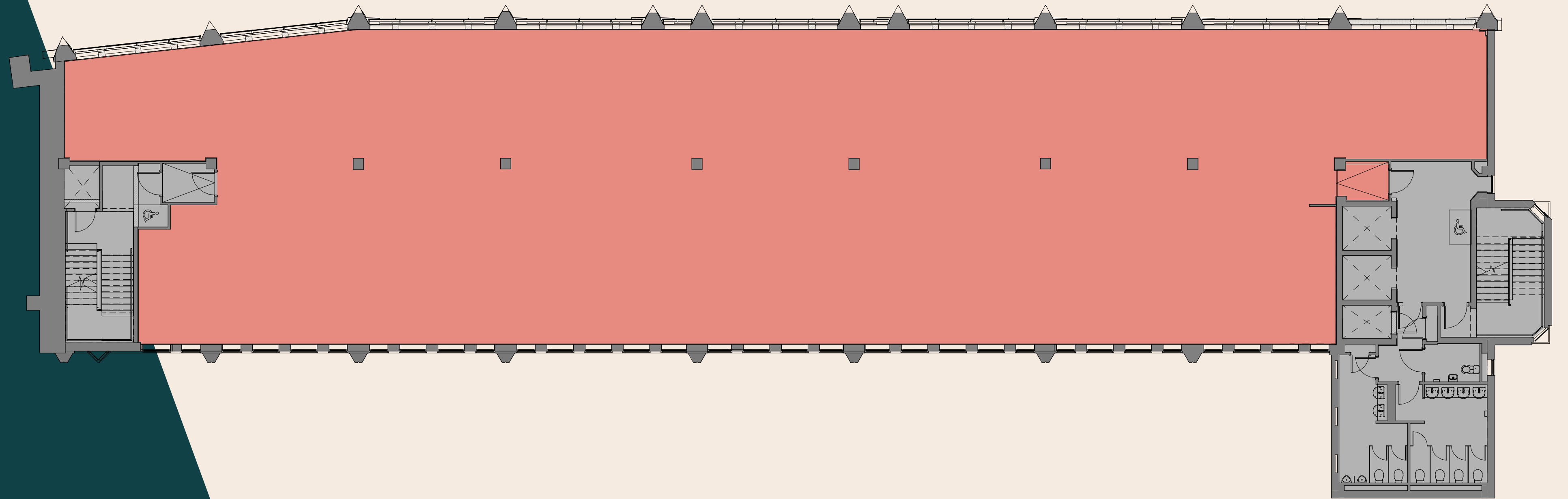
3rd Floor



Total workspace 7,050 sq ft

Office
Core

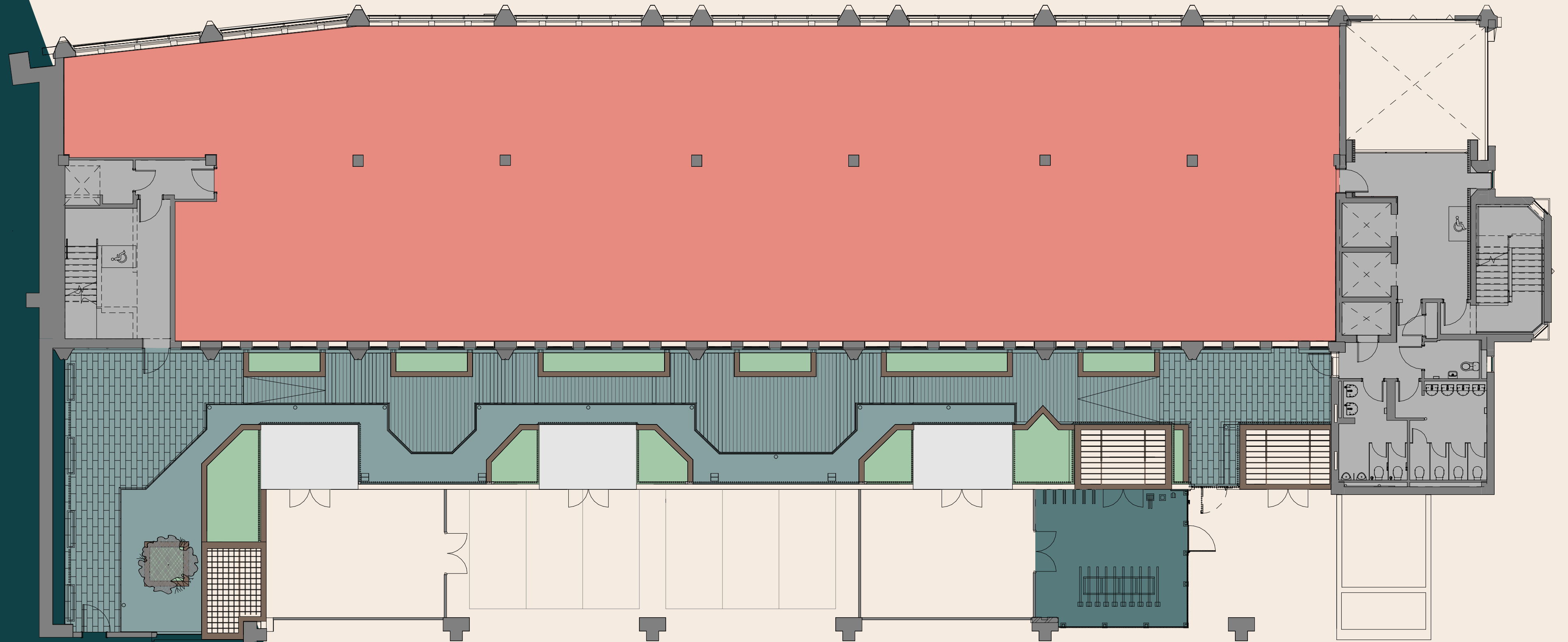
2nd Floor



Total workspace 7,082 sq ft

Office
Core

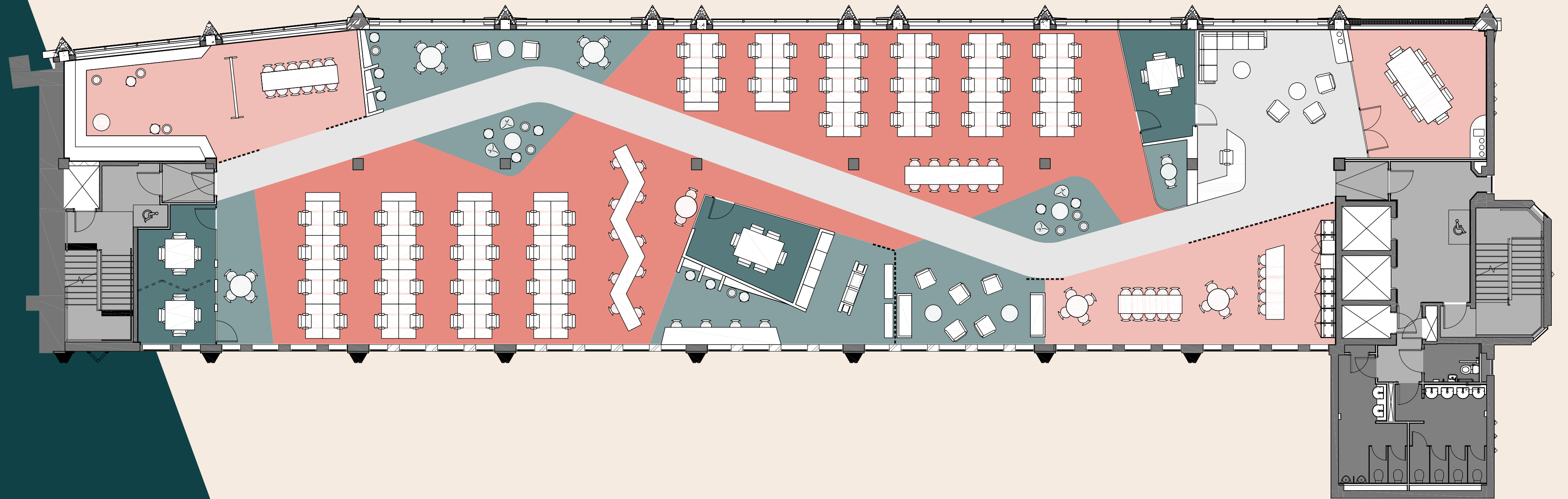
1st Floor



Total workspace 6,619 sq ft
Courtyard 2,895 sq ft

- Core
- Office
- Courtyard deck
- Cycle store

Indicative Spaceplan



Total workspace 7,082 sq ft

- Reception
- Core
- Toilets
- Office
- Communal
- Breakout
- Meeting room

Make the move

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