



52 UXBRIDGE Rd

A new office space where ideas
move and connections happen.

63,000 sq ft
Floors from 4,000 - 7,000 sq ft

EALING, LONDON, W5 5TH

Step into *your*
future workspace
in the heart of
Ealing.

52 UXBRIDGE Rd

Welcome to a space designed for growth and success.

Every detail at 52 Uxbridge Road has been meticulously crafted to foster innovation, collaboration, and productivity. Step into a modern office environment where bright ideas thrive, and businesses flourish.

52 UXBRIDGE RD





52 Uxbridge Road, a *dynamic* office for a dynamic workforce.

Let us show you around!

Discover the ideal balance between work and relaxation at 52 Uxbridge Road. With open-plan spaces flooded with natural light, rooftop terraces offering stunning views, and collaborative areas designed to spark creativity, this is where your team can thrive and excel.



Everything you need, right around the corner.



Walpole Park, 5 mins walk



● Coffee & Lunch spots.

1 Café Zee	7 mins
2 Gail's Bakery	7 mins
3 Kolly Coffee	3 mins
4 Farm W5	9 mins
5 Pret A Manger	8 mins
6 Ginger & Moore	9 mins
7 Cafe Nero	10 mins

● Let's meet for dinner!

1 Côte	9 mins
2 No17 Dickens Yard	8 mins
3 Franco Manca	6 mins
4 Reineta	7 mins
5 Wagamama	10 mins
6 Turtle Bay	10 mins

● Drinks after work?

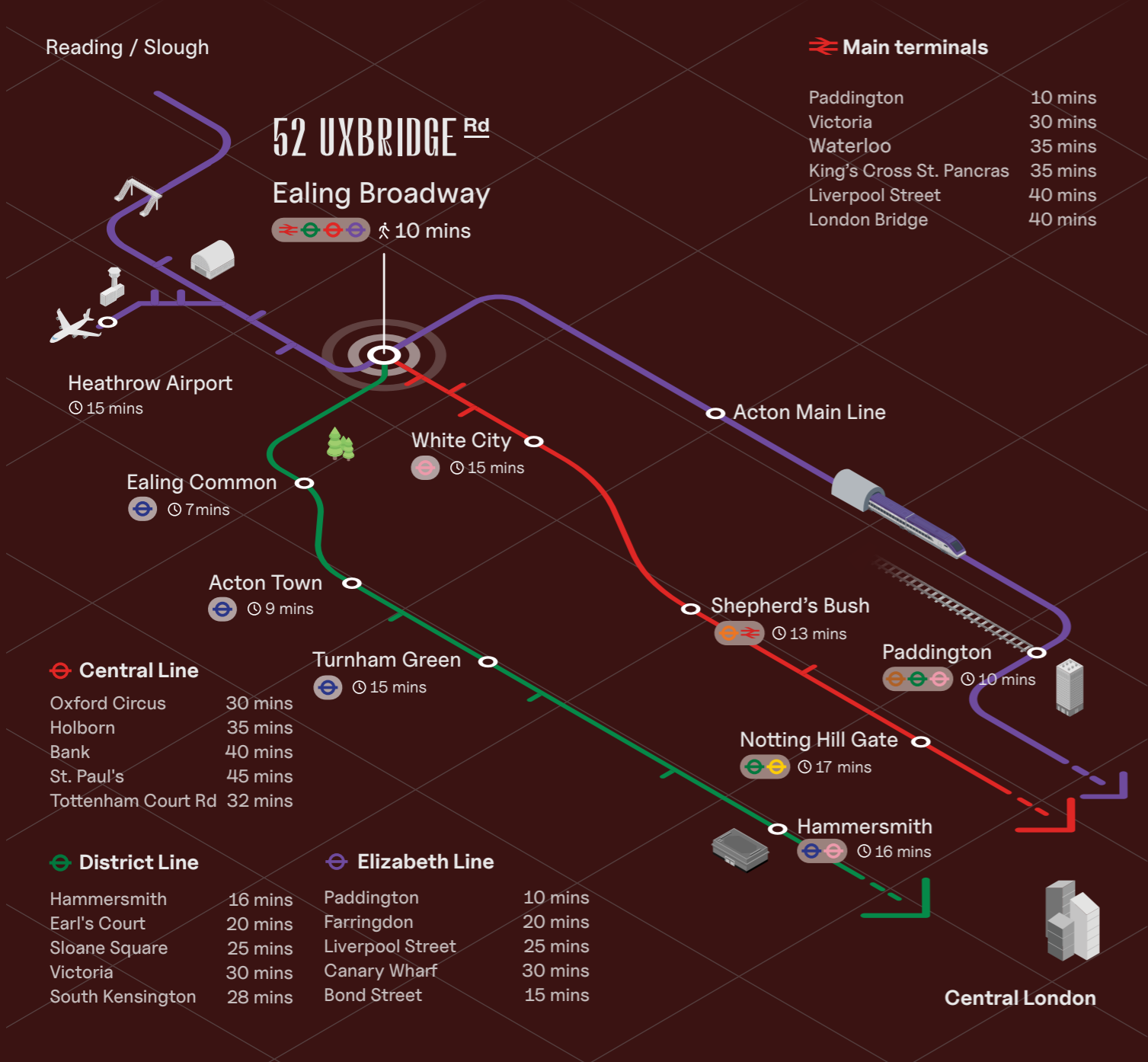
1 The Grove	10 mins
2 Brewdog	8 mins
3 The Castlebar.....	3 mins
4 The New Inn.....	17 mins
5 The North Star.....	11 mins
6 The Forester	14 mins

● Well, that's good to know.

1 Ibis	1 min
2 Travelodge	2 mins
3 Ealing Picturehouse	7 mins
4 The Gym Group	3 mins
5 F45 Training	2 mins
6 Pitzhanger Manor & Gallery	8 mins
7 Waitrose & Partners	11 mins

Boasting excellent transport links, minutes from central London.

Ideally situated in the vibrant heart of Ealing, 52 Uxbridge Road offers unparalleled access to London's key districts. With excellent transport links by rail, road and cycle, your commute is effortless and your business is always connected.



Connections by car

Inner London Destinations		Motorways	
Canary Wharf	40 mins	M4	10 mins
City of London	30 mins	M25, J16	20 mins
Oxford Street	20 mins	M1, J1	20 mins
London Bridge	30 mins	M3, J1	30 mins

Connections by bicycle

Cycleway C40	5 mins	Notting Hill	30 mins
Kensington High St	35 mins	London Bridge	1 hr
Oxford Street	1 hr	Battersea	1 hr



52 UXBRIDGE Rd

Airy, floor-to-ceiling glazing floods each office with natural light, creating an inspiring environment that connects you with the outside world. Step onto spacious outdoor terraces, perfect for breaks, quick meetings, or simply a breath of fresh air.

Redefine your working day by bringing the outside in.

Best in class amenities for modern businesses.

The office features contemporary interiors, state-of-the-art facilities, and flexible layouts.

A striking, glazed entrance leads to a large open-plan reception area. With flexible, light-filled office layouts, destination-controlled lifts, co-working spaces, meeting facilities, and rooftop terraces, this modern workplace is designed to enhance both productivity and employee well-being.



Prominent open plan reception area



Presence on the streetfront



Breakout spaces



Large co-working area



Grab 'n' go coffee pod



Meeting facilities



Acoustic call-booths



Flexible open plan floor plates



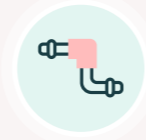
High natural light throughout



Tailored fitted suites to suit your business



Regular shaped floor plates for efficient layout



Exposed soffits and services



Roof terraces on 3 levels (1, 8 & 9)



Full height glazing



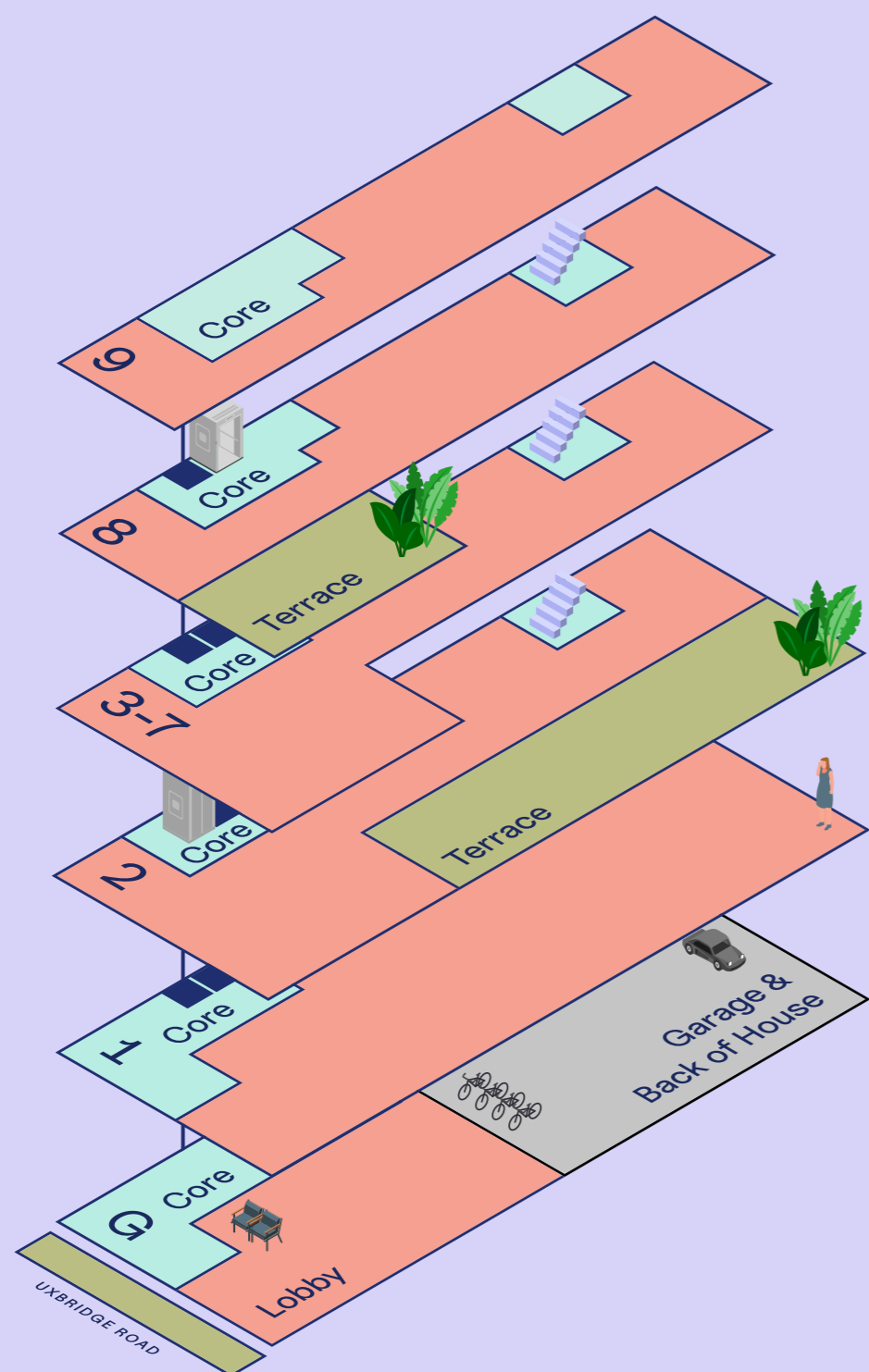
121 cycle spaces with changing facilities



Destination controlled lifts



A range of spaces available, with offices from 7,300 Sq Ft.



Spaces are available ready for you to fit out or fully fitted by the Landlord to suit your requirements.

Life by CEG for all tenants

Our Life by CEG app joins the dots between work and life. Helping you, your team, and local businesses connect. The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.

Level	Use	Sq Ft	Sq M
9	Office	4,381	407
	Terrace	861	80
8	Office	5,274	490
	Terrace	1,625	151
7	Office	6,997	650
6	Office	6,997	650
5	Office	6,997	650
4	Office	6,997	650
3	Office	6,997	650
2	Office	6,997	650
1	Office	6,997	650
	Terrace	3,563	331
G	Affordable Workspace	4,295	399
Total		68,978	6,408



Leading the way in sustainability *and* security.

This development is designed with sustainability, futureproofing and security at its core, targeting a BREEAM Excellent rating and achieving an impressive EPC A and NABERS UK rating of 5.5 stars.



+25%

Net biodiversity increase



Bird, bat & insect provision

0.4

Urban green factor score



Green, living roofs

Sustainability

Environmental responsibility is reflected in the green, biodiverse roof and photovoltaic panels, contributing to a circa 25% Biodiversity Net Gain. This strategy includes bird boxes, bat boxes, and insect hotels, enhancing local wildlife habitats. Additionally, the development boasts EV charging points, and an Urban Green Factor score of 0.4, further demonstrating its commitment to creating a sustainable, modern environment.

Security

Access control systems ensure secure, yet hassle free entry to all building entrances for tenants and guests, prioritising security and privacy without compromising on convenience.

Targeting Net Zero Carbon In operation

BREEAM
Excellent

EPC
'A'

NABERS UK
★★★★★

Cycle spaces
121



We don't just invest, we're *invested*.

We're a property company with a difference.
We put people, businesses and relationships first.

Across all projects, we work with customers, local
people and authorities to build real, sustainable
communities.

52 Uxbridge Road is a
development by CEG.

Established in 1989, CEG has developed an impressive
office portfolio exceeding 4 million square feet. Our
offices are home to 520 businesses across the UK,
welcoming 20,000 customers daily. As a nationally and
regionally award-winning developer, CEG is committed
to delivering exceptional spaces that cater to the
diverse needs of businesses.



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We are office experts:

1989

The year
we started

4 million

Sq Ft
portfolio

520

Occupier
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People in our
buildings daily



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