

# Lot 34

BY ORDER OF A CHARITY

3-5 Alexandria Road, Ealing, London W13 0NP

**GUIDE PRICE: £1,400,000**



## PROMINENT OFFICE/STORAGE BUILDING SUITABLE FOR REDEVELOPMENT

This freehold building occupies a prominent corner site of approximately 0.113 acres (457.29 square metres) and offers excellent scope for redevelopment subject to obtaining any necessary planning consent. In our opinion a residential or commercial scheme should be considered by the local planning department. A number of developments in the locality have occurred in recent times, including a landmark site opposite that was developed by Nicholas King Homes. The buildings currently offer a great deal of storage to the ground floor and various offices to the first floor. The building which comprises of three sections will be sold with full vacant possession. A chance to acquire a building of this stature, rarely becomes available and we expect strong demand in this regard.



### LOCATION

Alexandria Road is situated off Drayton Green Road opposite West Ealing Main Line Station that connects to London Paddington and The West. The site is also located opposite a large Waitrose store and backs onto West Ealing Broadway with its local traders, restaurants, pubs and major tenants such as Nationwide, Halifax, Barclays Bank. Ealing Broadway Centre is approximately one mile distant. Good road links serve the area including the A4, M4, A40 and M25. The London Borough of Ealing is conveniently situated to the West of Central London.

### ACCOMMODATION

- No.3 Ground floor approx 19.80 sq metres (213 sq ft)  
First Floor approx. 36.70 sq metres (395 sq ft)  
TOTAL approx.56.50 sq metres (608 sq ft)
- No.3a Ground floor approx 29.70 sq metres (320 sq ft)  
First Floor approx 54.40 sq metres (586 sq ft)  
TOTAL approx 81.10 sq metres (906 sq ft)
- No.5 Ground floor approx 362.70 sq metres (3,904 sq ft)  
First Floor approx 190.99 sq metres (2,056 sq ft)  
TOTAL approx 553.69 sq metres (5,960 sq ft)

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 0208 825 5000

### ADOPTED RATEABLE VALUE

- No.3 £5,300
- No.3a £8,400
- No.5 £45,000

### VENDORS SOLICITORS

Mr T Lemon  
Prince Evans  
77 Uxbridge Road  
Ealing  
London W5 5ST  
0208 567 3477

### VIEWING TIMES

- 13/08/08 at 10am
- 15/08/08 at 10am
- 19/08/08 at 10am
- 21/08/08 at 10am

*The site plan shown is for identification purposes only and does not form part of the contract.*