

# Lot 22

Sonic House, Singapore Road,  
EALING, London W13 0UQ

**GUIDE PRICE: £920,000**



## **OUTSTANDING FREEHOLD OFFICE BUILDING WITH FOUR SELF-CONTAINED FLOORS**

This outstanding contemporary warehouse style office building has been refurbished to a very high standard. The property offers versatile accommodation that can be zoned separately or collectively for security alarm, phone, audio, visual and computer systems. The property is double-glazed in Georgian style windows and includes a Daikin air conditioning system and megaflow water system. Each floor has its own shower, toilet and kitchen facilities. The building will be of interest to owner-occupiers in full and part or also to investment purchasers.



### **LOCATION**

Singapore Road is located parallel to the A4020 Uxbridge Road at West Ealing which includes major traders such as Kwik Fit, Nationwide, Halifax and Lloyds TSB. The area is subject to planned vast improvement. Main industries in the borough include distribution, education, health, hotels and catering. Nearby major roads include the M4, A40, M25 and M40, with Heathrow Airport located approximately 8 miles to the south west of the borough. Carlyle Road connects South Ealing Road to the B452 Windmill Road.

### **ACCOMODATION**

Ground floor: 76.76 sq m (826 sq ft)  
First floor: 76.64 sq m (825 sq ft)  
Second floor: 64.56 sq m (695 sq ft)  
Third floor: 59.80 sq m (644 sq ft)  
Overall: 2900 sq ft (approx)

### **TENURE**

Freehold.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 8825 5000

### **ADOPTED RATEABLE VALUE**

£28,500

### **POPULATION & EMPLOYMENT**

Last recorded figures showed an urban population of 300,948 with a 68% employment rate.

### **VENDORS SOLICITORS**

Mr D Simpson  
Reading Harris & Yalden  
Lantern House  
39/41 High Street  
Potters Bar  
Middlesex EN6 5AJ

01707 621108

### **VIEWING TIMES**

31st October 2007 @ 2.30pm  
2nd November 2007 @ 1.30pm  
5th November 2007 @ 2.30pm  
8th November 2007 @ 1.45pm