

TO LET

37-38 The Mall, Ealing, W5 3TJ



REF: AMP4307

- F1 opportunity to let, suitable for a number of F1 uses; education, creche, dental, training, clinics/medical uses etc.
- Off-street parking to the rear
- Approx. 2,550 sq. ft. available planned on Ground Floor with indoor play area/courtyard
- Offered with full vacant possession available 1st August 2025
- New Lease - Guide Rent £75,000 +VAT
- Currently used as an Autistic School with an OFSTED rating "outstanding" June 22 and previously a Language School for 22 years

 Alex Martin



Description

The available accommodation forms the converted Lower Ground Floor of a row of period terraced houses. Currently used as a private Autistic School (OFSTED rating 'Outstanding' June 2022). Previously used as a D1 Language School for 25 years, it comprises a number of classrooms, offices, storage facilities, WCs and Courtyard together with parking at the rear etc. The property is in good condition and will be let in its current condition, minus the existing furnishings.

The property comprises a single unit measuring at approx 2,550 sq. ft. There is plenty of natural light throughout the property, and a central courtyard.

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Current Education Building Benefitting From F1 Use

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Location

Located in a prominent location fronting Uxbridge Road, within the heart of Ealing, West London. Ealing Broadway (Central and District Line) and Ealing Common (Piccadilly and District Line) Stations are within a 4 minute and 8 minute walk respectively. Ealing Broadway is also served by the Elizabeth Line for Crossrail services.

The property is almost adjacent to Ealing Common for plenty of outdoor space/greenery. Uxbridge Road adjoins Ealing Broadway for Town Centre, High Street facilities providing a number of shops, restaurants, cafés and other high-end amenities, including Marks and Spencer's, Wagamama's, Starbucks etc.

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Accommodation:

Total: 2,550 sq. ft



VAT:

Not Applicable.

Terms:

Guide Offers in Excess of £75,000 per annum +VAT

Viewings:

Strictly by appointment with Alex Martin.



JOE FOX

E joe@alexmartin.co.uk
M 07469 170711
T 020 7100 2348



BEN OLDSTEIN

E ben@alexmartin.co.uk
M 07824 098820
T 020 7100 2348

Current Education Building Benefitting From F1 Use

Alex Martin
Alpha House
100 Borough High Street
London, SE1 1LB

www.alexmartin.co.uk