**TYPICAL UPPER FLOOR PLAN**

![Typical Upper Floor Plan](image)

**AREA SCHEDULE**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOURTH FLOOR</td>
<td>915.0</td>
<td>9,849.0</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td>1,073.7</td>
<td>11,557.2</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>1,072.2</td>
<td>11,541.1</td>
</tr>
<tr>
<td>FIRST FLOOR</td>
<td>1,074.0</td>
<td>11,560.4</td>
</tr>
<tr>
<td>GROUND FLOOR (RECEPTION)</td>
<td>104.1</td>
<td>1,120.5</td>
</tr>
<tr>
<td>GROUND FLOOR (ATRIUM)</td>
<td>101.0</td>
<td>1,087.2</td>
</tr>
<tr>
<td>GROUND FLOOR (OFFICE)</td>
<td>518.7</td>
<td>5,583.2</td>
</tr>
<tr>
<td><strong>NET INTERNAL AREA</strong></td>
<td>4,858.7</td>
<td>52,298.6</td>
</tr>
</tbody>
</table>
In addition to almost 700 new apartments being developed in the heart of Ealing, Dickens Yard will bring circa 100,000 sq ft of vibrant commercial space.

Preserving the art deco facade of the old Empire Cinema, this exciting new development from St George will offer over 200 homes, an eight-screen cinema and central piazza surrounded by a high-quality mix of shops, restaurants and bars, including Vapiano and Planet Organic.

Ealing Council in a JV with Galliford Try plan to redevelop the 1.27 hectare site of their main office building in Ealing Broadway.
EALING BROADWAY

- New curved entrance facade running the length of the forecourt
- Façade will be replaced with a new glass structure and a New entrance twice the size of the existing one
- A ticket hall more than twice the size of the existing one with space for almost twice as many ticket gates including two wide gates
- From May 2018, up to four trains an hour in each direction will run between Paddington and Heathrow
- From December 2019, when the full route opens, up to twelve Elizabeth line services an hour in each direction will serve Ealing Broadway

RAIL TIMES

<table>
<thead>
<tr>
<th>Destination</th>
<th>Current Rail Times</th>
<th>Elizabeth line (Crossrail 2018/2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bond Street</td>
<td>22 mins</td>
<td>11 mins</td>
</tr>
<tr>
<td>Tottenham Court Road</td>
<td>24 mins</td>
<td>12 mins</td>
</tr>
<tr>
<td>Heathrow</td>
<td>18 mins</td>
<td>15 mins</td>
</tr>
<tr>
<td>Liverpool Street</td>
<td>32 mins</td>
<td>18 mins</td>
</tr>
</tbody>
</table>
Eden Fitness
2 Travelodge
3 Premier Inn London
4 Caffè Nero
5 Pho Ealing
6 Zaytoon
7 Pizza Express
8 Pret a Manger
9 Carluccio’s
10 Starbucks Coffee
11 M&S
12 Sainsbury’s Local
13 IBIS
14 Hotel XANADU
15 Hotel 55
16 Morrisons
17 HS&M
18 Next
19 Tesco Metro
20 Waterstones
21 Wasabi
22 Wagamama
23 Chicken Shop
24 Limeyard
25 Honest Burger
26 Charlotte W5
27 Franco Manca
28 Nando’s
29 Cote
30 Five Guys
31 Bill’s
32 Nuffield Gym
• Five floors of Grade A office space – 52,941 sq ft
• Impressive reception and full height atrium
• Achieved both EPC ‘B’ and BREEAM ‘Very Good’ standards
• 80 on-site car parking spaces and secure cycle storage
• 11 minutes from Bond Street (Elizabeth line) and 15 minutes to Heathrow Airport (Elizabeth line)
• Surrounded by amenity, including upscale retailers, restaurants and hotels