

# SAUNDERS HOUSE

52-53 THE MALL, LONDON, W5 3TA



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

Saunders House is a piece of classic 1960s period architecture fully refurbished and fitted out with style to create a workplace that impresses. The whole workplace also features wonderful natural light and each office has individually-controlled air conditioning. Whether you're taking office space or using the meeting rooms at Saunders House, it'll make an impression on you and your clients.

## LOCATION

Saunders House is just three minutes' walk from Ealing Broadway in central Ealing, meaning you can ride the Central Line directly into Zone 1 and make use of the upcoming Crossrail service. There's also on-site parking available to purchase if you need it, giving drivers from nearby easy access via the A406.

## SPECIFICATION/AMENITIES

- High ceilings and excellent natural light
- Cyclist-friendly
- Roof Terrace
- Mailing and trading address
- Dog-friendly
- Air filtration and fresh airflow
- Wifi
- Rent, business rates, utilities, service charge and building insurance

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024