

A photograph of the Hoover Building, a prominent Art Deco skyscraper in London. The building is white with dark green accents and a prominent tower on the left side. The name 'HOOVER BUILDING' is visible on the facade. The building is set against a blue sky with scattered white clouds. In the foreground, there is a well-maintained green lawn and a low hedge.

HOOVER BUILDING

WESTERN AVENUE

PERIVALE GREENFORD MIDDLESEX UB6 8BW

AIR CONDITIONED OFFICES

11,209 SQ FT TO 25,790 SQ FT

**TO LET**

HOOVER BUILDING

**WESTERN AVENUE**

PERIVALE GREENFORD MIDDLESEX UB6 8BW

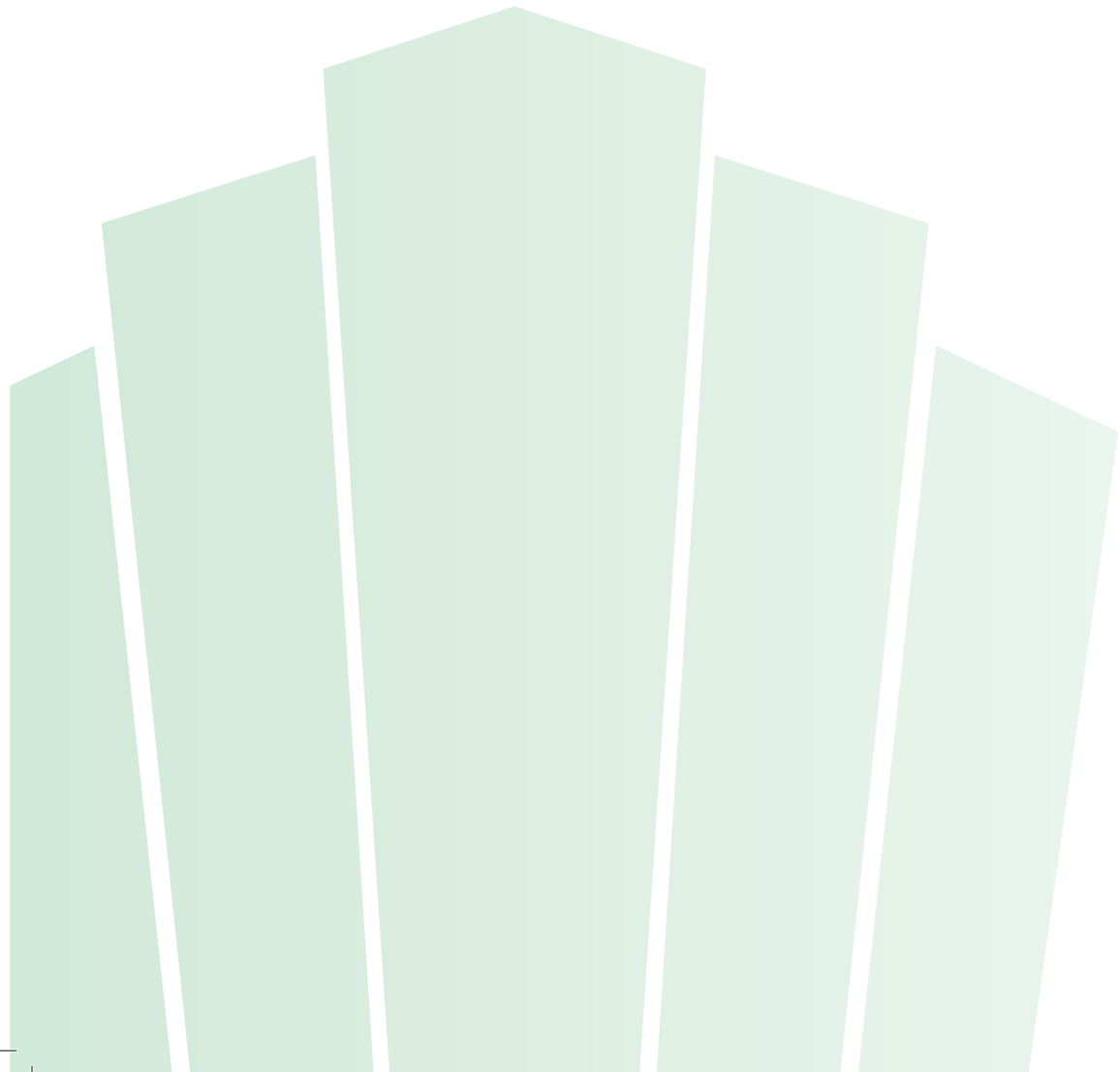
AIR CONDITIONED OFFICES  
11,209 SQ FT TO 25,790 SQ FT

**T O L E T**

This iconic building occupies a very prominent site on the A40 Western Avenue dual-carriageway, one of west London's most important arterial routes.

It is well positioned for the national road network being within 9 miles of four motorway junctions.

8 miles from London's West End and only a little further from Heathrow Airport.



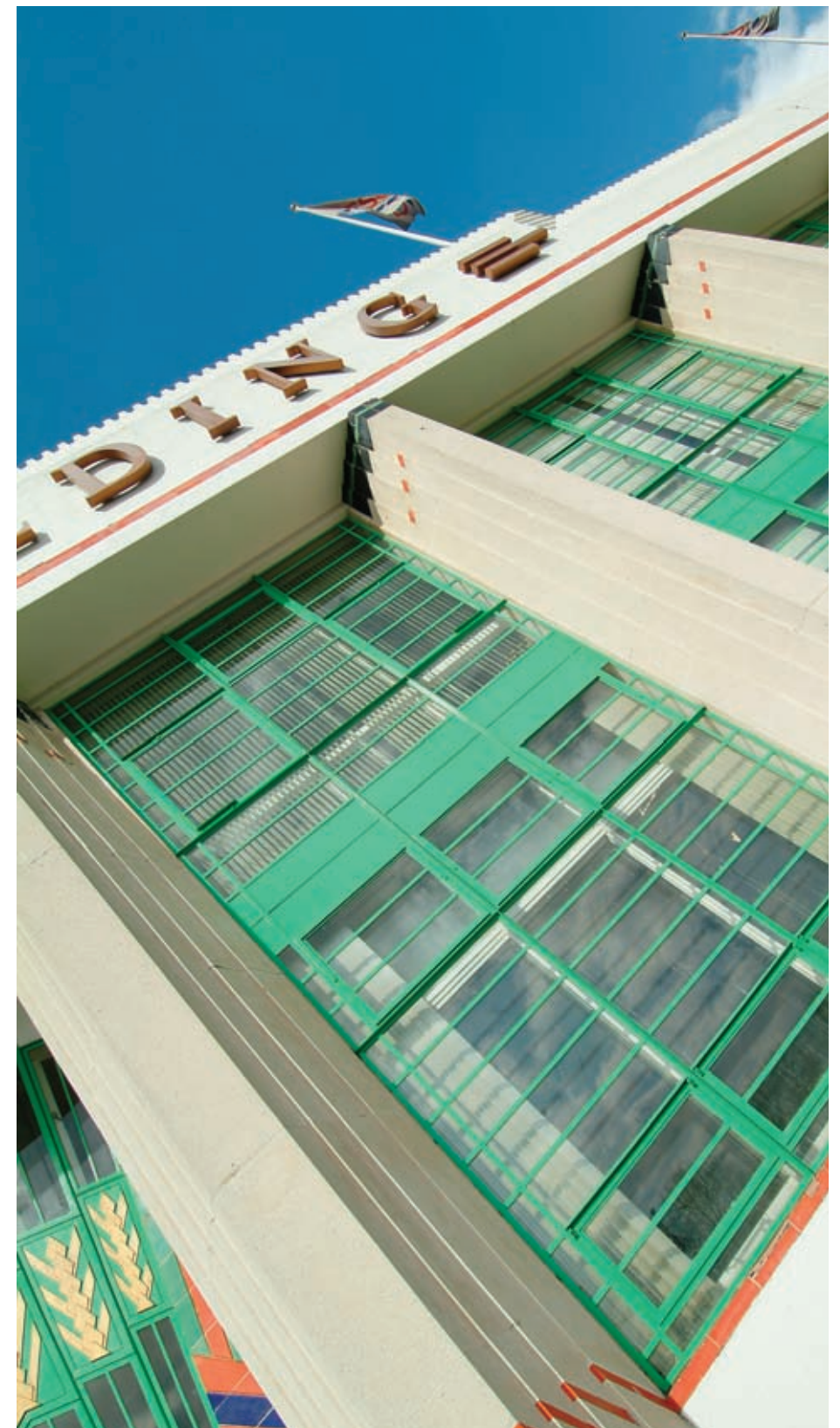


## HISTORY . . .

The Hoover Building was designed for the Hoover Company by the celebrated art-deco architectural practice Wallis, Gilbert & Partners. Completed in 1932, it was originally commissioned as a factory complex with production, storage and repairs at ground floor level and offices above. Listed as Grade II, the building was in use until the 1980s.

The production area is now converted into a Tesco superstore and the Hoover Building to the front is effectively self-contained.

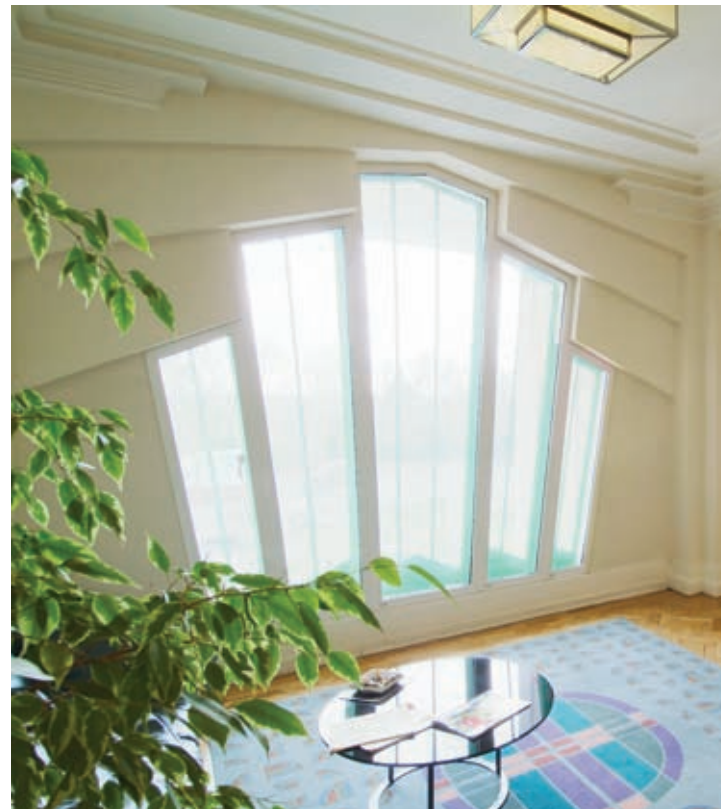
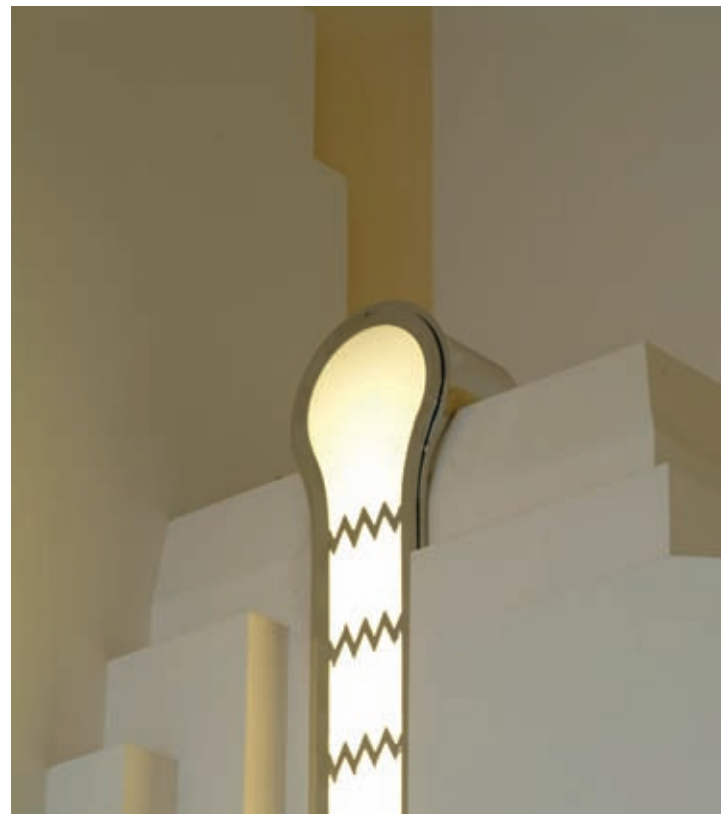
The extensive art-deco features on the exterior and in the common parts have been carefully restored.





## SPECIFICATION

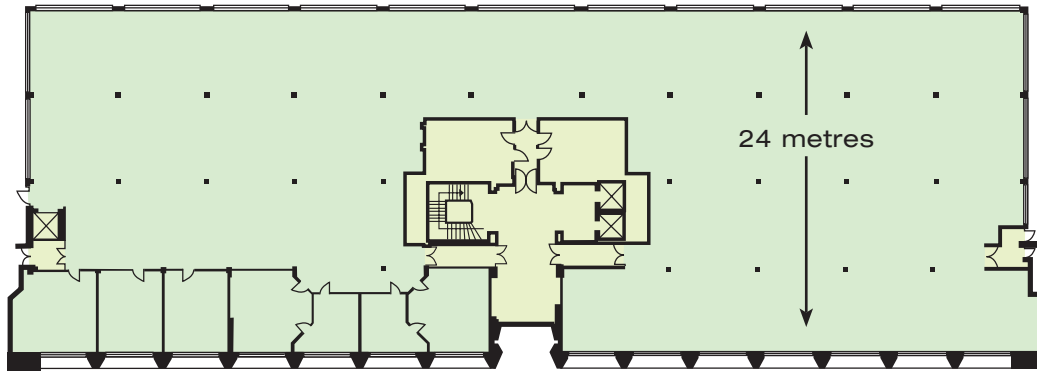
- Fan coil air-conditioning
- Building Management System
- Full access raised floors
- Two 10 person/800kg passenger lifts
- 630 kg/8 person goods lift
- Male, female and disabled toilets on each floor
- Restaurant with fully-equipped kitchen
- 79 secure basement parking spaces plus 8 visitor spaces (1:297 sq ft)
- UPS - 100 KVA
- Emergency generator - 350 KVA
- Cat 5 cabling
- Diverse fibre optic connections
- 850 sq ft computer suite with gas flood system
- Electronic security system with external CCTV



During a comprehensive refurbishment in 1997, all the mechanical and electrical systems were renewed, together with all the office finishes.

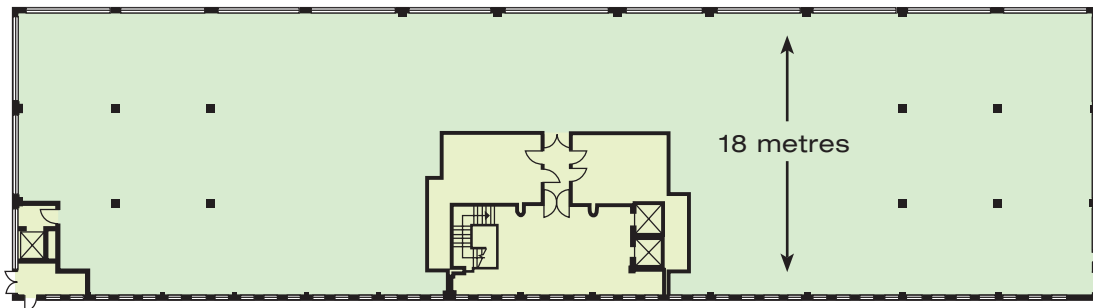
# ACCOMMODATION

	Sq Ft	Sq M
First Floor - Offices	14,581	1,354.62
Second Floor - Offices	11,209	1,041.35
<b>Total</b>	<b>25,790</b>	<b>2,395.97</b>



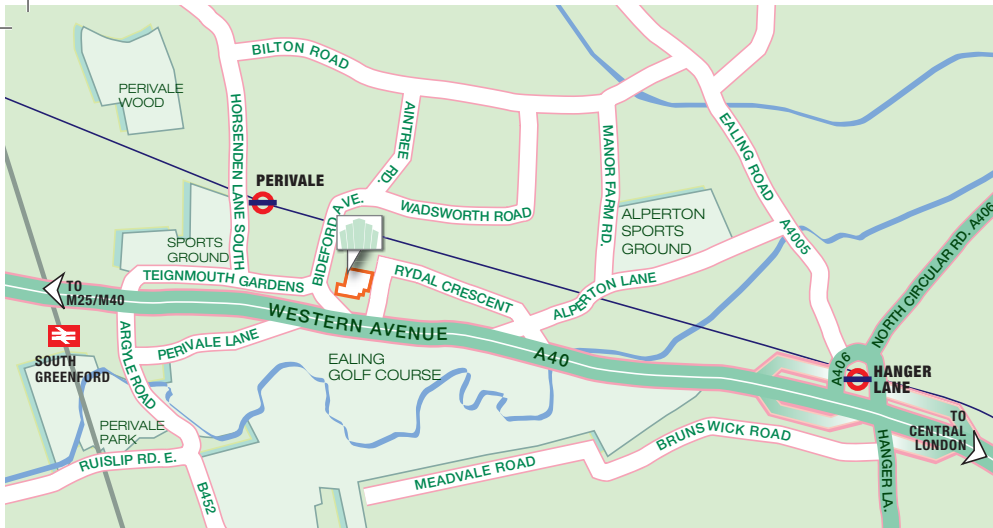
FIRST FLOOR

FLOOR PLANS DO NOT  
REFLECT CURRENT  
PARTITIONING



SECOND FLOOR





## LOCATION

The shopping facilities in the immediate vicinity include the adjoining Tesco superstore, which has a Costa Coffee café, pharmacy, cash dispensers and a petrol station. In addition, there is a pub and Premier Inn hotel within 150 yards.

## DIRECTIONS

### From the west:

Leave the A40 Western Avenue after the Greenford Road flyover. Take the sliproad signposted Perivale, turn left at the traffic lights into Argyle Road, then immediate right into Teignmouth Gardens. Turning left into Bideford Avenue, the Hoover Building is on the right.

### From the east:

From the Hanger Lane A406 North Circular Road roundabout proceed westwards along the A40 Western Avenue. Take the slip road exit after Ealing Golf Course (The Mylett Arms) and turn right at the traffic lights into Argyle Road. Turn first right into Teignmouth Gardens, then left into Bideford Avenue – The Hoover site is on the right.

## COMMUNICATIONS

### Road:

A40 Western Avenue	400 metres
A406 North Circular Road	1 mile
M4 Junction 1	4 miles
M1 Junction 1	5 miles
M40 Junction 1	8 miles
M25 Junction 16	9 miles

### Rail:

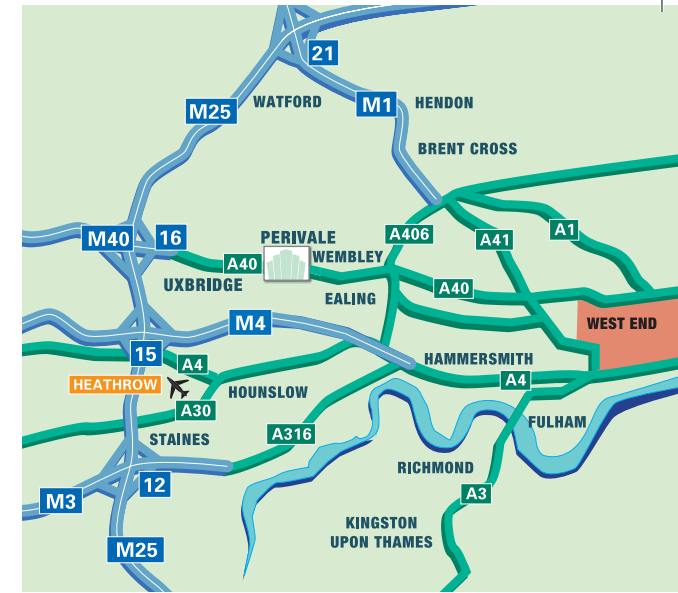
Central Line (Perivale Underground)	650 metres
Oxford Circus	22 minutes

### Bus:

The E5 service stops on site (every 12 minutes) and connects with Greenford and Southall. Within a very short walk, the 95 & 297 services connect with Ealing town centre, Wembley and Shepherds Bush.

### Air:

Heathrow Airport	10 miles
Northolt Airport	4.5 miles



## TERMS

Lease/rental terms upon application.

## CONTACT

For further information and viewing arrangements, please contact joint letting agents:

