



AN

EPIC

OPPORTUNITY

**“THIS EXTRAORDINARY
COMMUNITY OF PEOPLE
WORKING TOGETHER”**

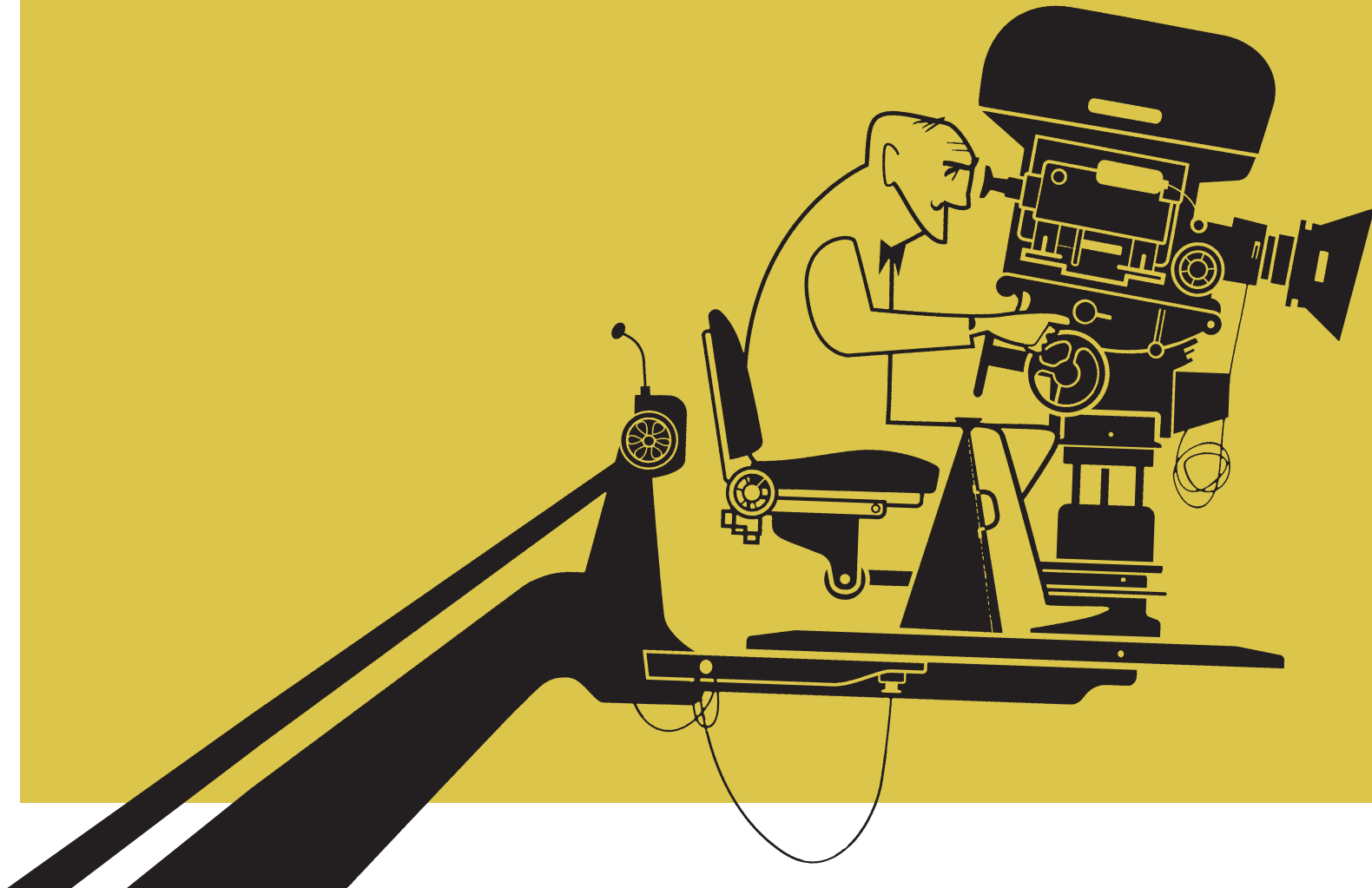
MARTIN SCORSESE

**IMAGINE COMING TO
WORK EVERY DAY AND
BEING SURROUNDED
BY THE GLAMOUR
AND ENERGY OF A
FILM STUDIO.**

In 1902, the very first UK film studio was built in Ealing.

Ealing Studios is still a home for talent, committed to creativity and ideas. It has expanded by another 50,000 sq ft, creating beautiful new offices, a new sound stage and new workshops. A home for talent more than ever before.

This is your invitation to become a part of it.





THE WORLD'S OLDEST FILM STUDIO. REBORN.

**ICONIC
HEADQUARTERS**
READY SUMMER 2025

**2,000–35,000
SQUARE FEET**
OF NEW OFFICE SPACE

**15 MINUTES
TO SOHO OR
HEATHROW**

**VIBRANT SECURE
CREATIVE
SITE**

**BREEAM
OUTSTANDING**

THE ORIGINAL STUDIO

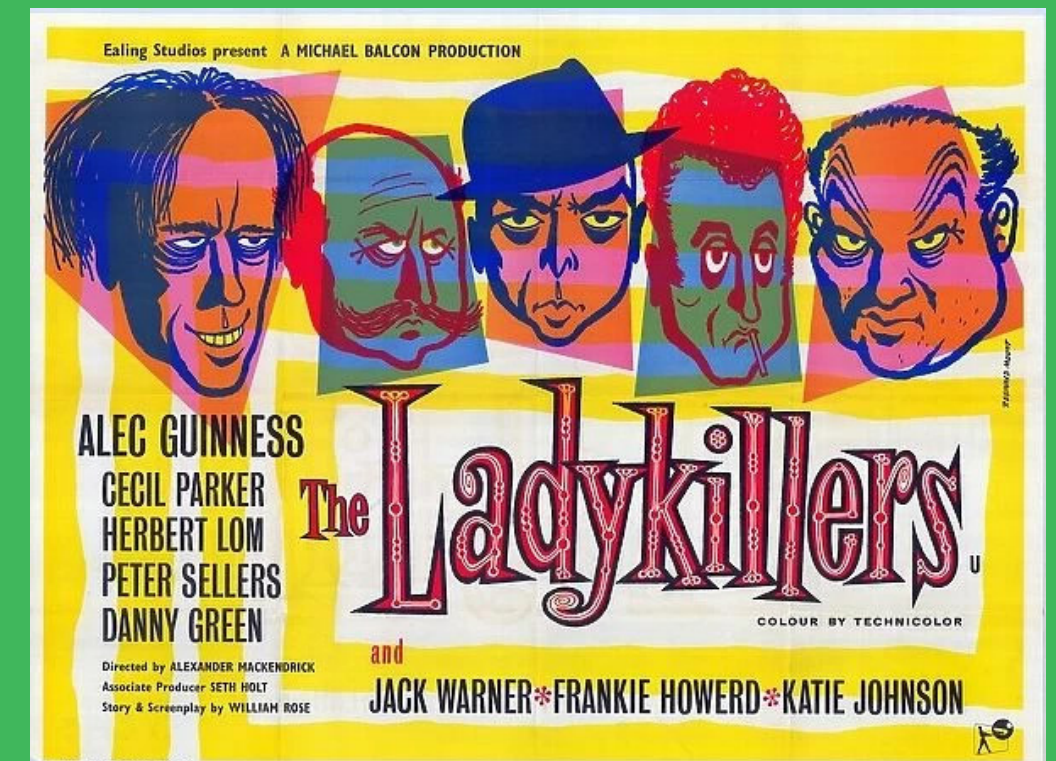


**“MAKING A FILM COMEDY
AT EALING STUDIOS
FELT VERY SPECIAL.
THERE IS AN INCREDIBLE
HISTORY IN THE WALLS.”**

SIMON PEGG

Since 1902, Ealing Studios has been the home of British cinema, and many of the greatest British films have been made there. Under the leadership of Michael Balcon, the famous Ealing Comedies such as *The Ladykillers*, *The Man In The White Suit* and *Kind Hearts And Coronets* were produced by the Studio.

The tradition continues to this day. *Star Wars Episode 2 – The Attack of the Clones*, *Downtown Abbey*, *Shaun of the Dead*, *St Trinian's*, *Notting Hill*, *The Darkest Hour* and *Back to Black* were all shot at Ealing.



“THE HISTORY OF EALING STUDIOS IS REALLY THE HISTORY OF BRITISH FILMS. EALING STUDIOS HAS BEEN AT THE HEART OF EVERYTHING THAT IS BEST ABOUT OUR INDUSTRY.”

JULIAN FELLOWES







“FROM BRIDGET JONES TO THE THEORY OF EVERYTHING AND THE DARKEST HOUR, WE HAVE HAD BRILLIANT EXPERIENCES AND WONDERFUL OUTCOMES FILMING AT EALING STUDIOS. IT’S A GREAT PLACE, AND FROM CENTRAL LONDON AMAZINGLY CONVENIENT.”

ERIC FELLNER, WORKING TITLE





The North and South Buildings of the Michael Balcon Building offer a total of 25,500 sq ft of office space, positioned around a newly built, modern sound stage. The site includes 24/7 security, offers impressive views across London, and is also home to a UK film academy, whose students bring emerging talent and creative energy to the campus

-  **THE MICHAEL BALCON BUILDING**
-  **OCCUPIED**
-  **SOUND STAGES**
-  **LAWN**



THE MICHAEL BALCON BUILDING

Inspired by Art Deco design, the Balcon Building offers 25,500 sq ft of bright, adaptable office space—available by floor or as a whole. Its spacious, open-plan floorplates can be tailored or divided to suit a range of layouts, making it an ideal base for a distinctive and creative headquarters.

**“WE ALL HAVE OUR ROOTS IN
EALING – YOU CAN’T ESCAPE IT.”**

TERRY GILLIAM

This CGI indicates how the offices might be laid out and furnished.





This CGI illustrates an early design for the reception space. Materials and layout are subject to change.

THE HEART OF THE STUDIO

On arrival at the Balcon Building, you're greeted by an inspiring, light-filled, double-height reception and a mixture of co-working spaces and meeting rooms on the mezzanine. It's the new heart of Ealing Studios, where tenants and guests will intermingle with the cast and crews working on the site.

“AN ENORMOUS NUMBER OF TALENTED PEOPLE ASSEMBLED UNDER ONE ROOF IN THAT RATHER ENGLISH WAY.”

STEPHEN FREARS

THE MICHAEL BALCON BUILDING

Bookending the new sound stage, the North and South Buildings provide a total of 25,500 square feet of brand-new offices to be let to a single tenant or multiple companies, due for completion in the second quarter of 2025.

SOUTH BUILDING

THIRD FLOOR
2,000 SQFT
PLUS TERRACE

SECOND FLOOR
3,000 SQFT

FIRST FLOOR
3,000 SQFT

TOTAL 8,000 SQFT

NORTH BUILDING

FOURTH FLOOR
3,200 SQFT
PLUS TERRACE

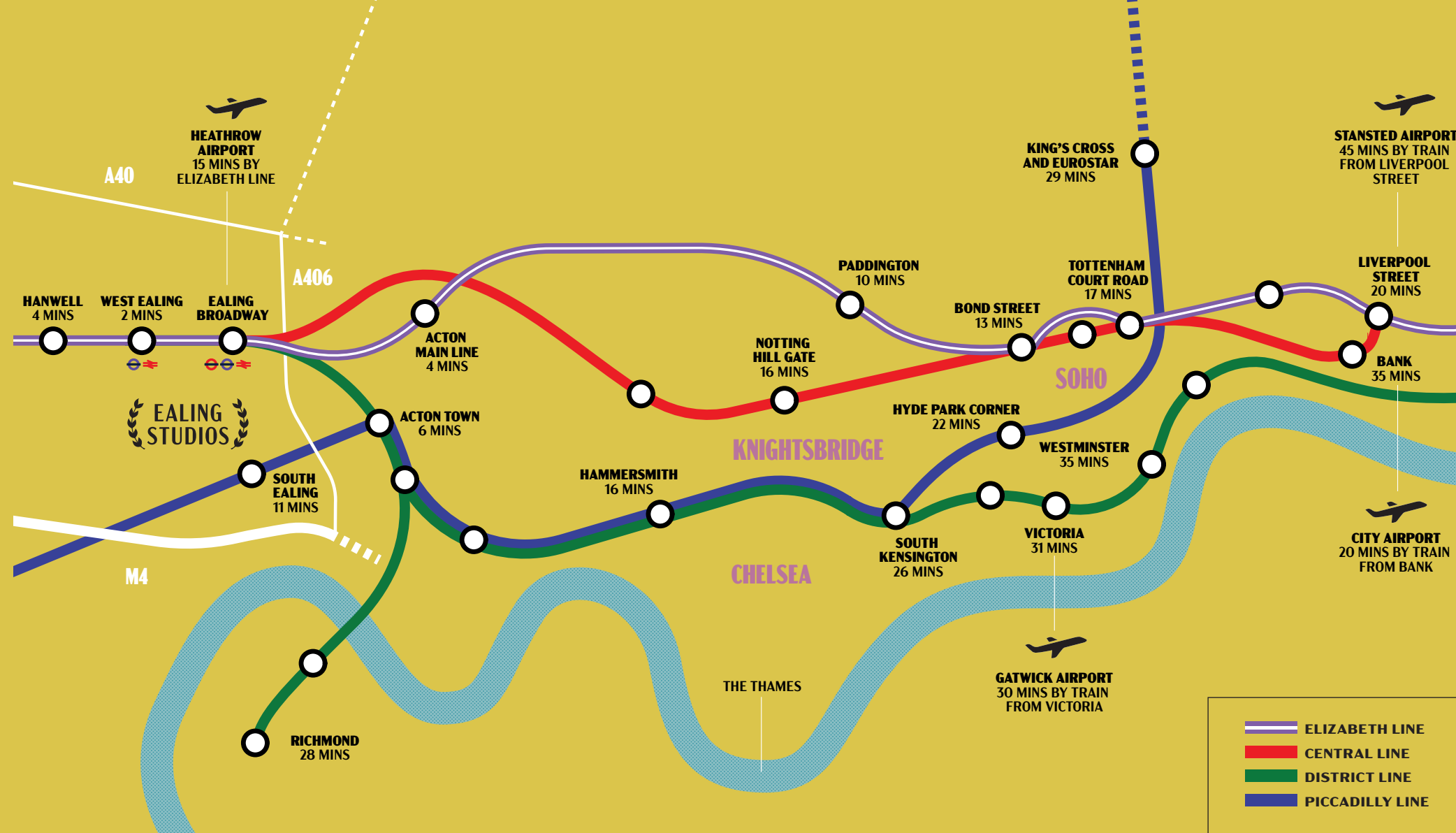
THIRD FLOOR
3,800 SQFT
PLUS TERRACE

SECOND FLOOR
5,200 SQFT

FIRST FLOOR
5,300 SQFT

DOUBLE-HEIGHT
RECEPTION

TOTAL 17,500 SQFT



Ealing Studios sits just 7 minutes from Ealing Broadway station, with direct trains reaching Bond Street in under 15 minutes and Heathrow Airport to the west. On the doorstep of Central London, with excellent road and public transport links, it's ideally placed for both city access and global travel.

South Ealing underground station is a 10-minute walk away and is on the Piccadilly line, taking you directly to King's Cross and the Eurostar terminal.

GET CONNECTED

THE BEST OF ALL WORLDS

SHOPPING

Ealing’s mix of independent boutiques and well-known retail chains means you’ll find everything from fashion and accessories to speciality shops, and from corner shops to supermarkets.

FOOD AND DRINK

Every variety of food from around the world – from the Caribbean to the Far East, Italy to India – can be eaten or bought in the restaurants or shops around Ealing Studios, while a wide choice of local bars and pubs are welcoming pit stops for after-work drinks.



PLACES TO EAT

- 1 YAYAKA
- 2 PASTA REMOLI
- 3 REINETA
- 4 POLKA KITCHEN
- 5 NO. 17 DICKENS YARD
- 6 GAIL'S
- 7 ITSU
- 8 PRET A MANGER
- 9 TEATRO HALL
- 10 HONEST BURGER
- 11 THREE UNCLES
- 12 SANTA MARIA PIZZERIA
- 13 BOBO SOCIAL
- 14 MOLANA
- 15 MEADOW
- 16 OSTERIA DEL PORTICO
- 17 PITZHANGER PANTRY
- 18 TÂN VÂN
- 19 FARM W5
- 20 PARK'S KITCHEN

ENTERTAINMENT

- 1 EALING PROJECT CINEMA
- 2 EALING PICTUREHOUSE
- 3 QUESTORS THEATRE

PUBS AND BARS

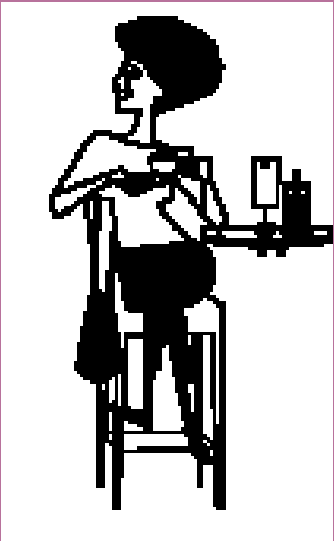
- 1 BREWDOG
- 2 THE NORTH STAR
- 3 BOOM BATTLE BAR
- 4 THE DRAPERS ARMS
- 5 CRISPINS
- 6 THE KINGS ARMS
- 7 THE GROVE
- 8 THE RED LION

SHOPPING

- 1 MORRISONS
- 2 WAITROSE
- 3 SAINSBURY'S LOCAL
- 4 HOLLAND & BARRETT
- 5 BODY SHOP
- 6 MARKS & SPENCER
- 7 PLANET ORGANIC
- 8 BOOTS
- 9 THE EALING GROCER

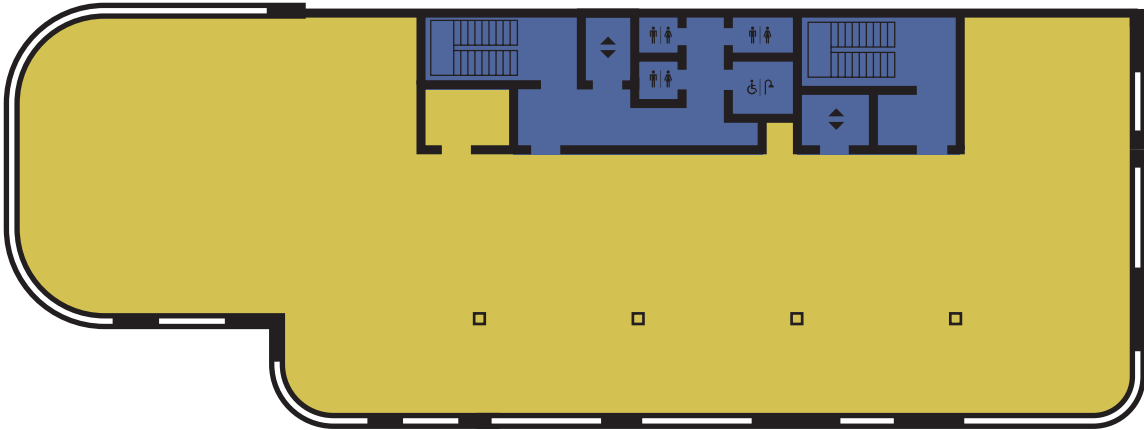
GYMS

- 1 BODYLINE FITNESS
- 2 GYMBOX
- 3 TRIYOGA
- 4 EDEN FITNESS
- 5 F45 TRAINING
- 6 NUFFIELD GYM
- 7 THE GYM GROUP

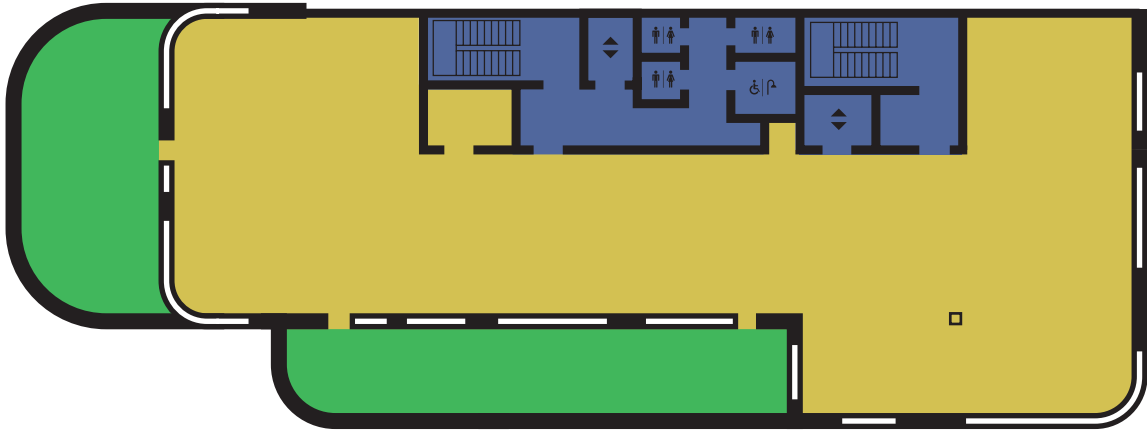


THE MICHAEL BALCON BUILDING | NORTH

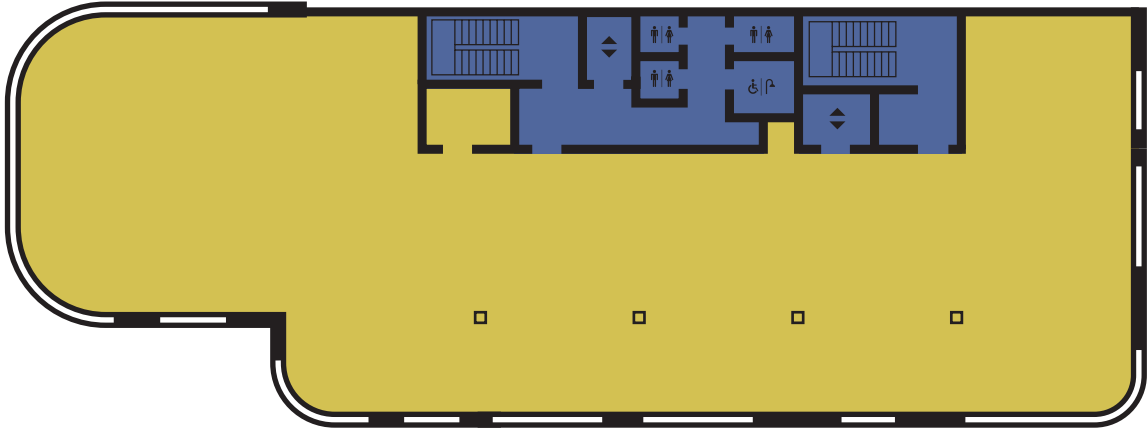
FIRST FLOOR NIA: 5,300 SQFT



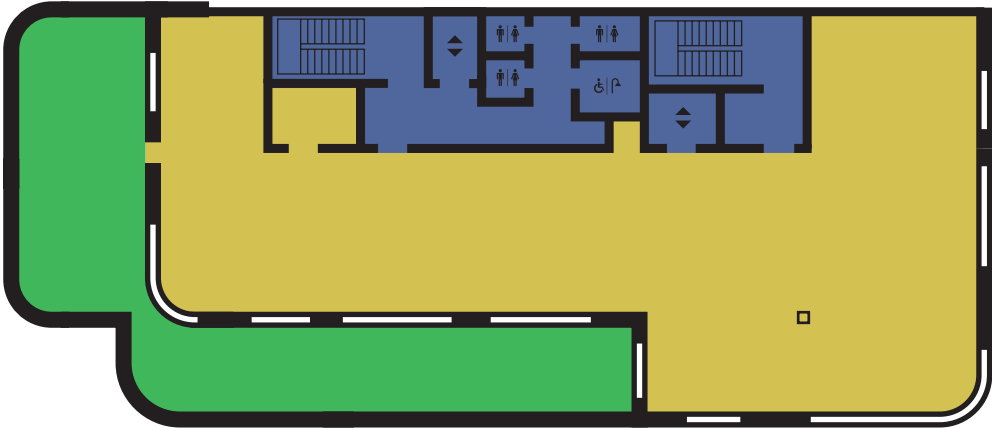
THIRD FLOOR NIA 3,800 SQFT



SECOND FLOOR NIA: 5,200 SQFT



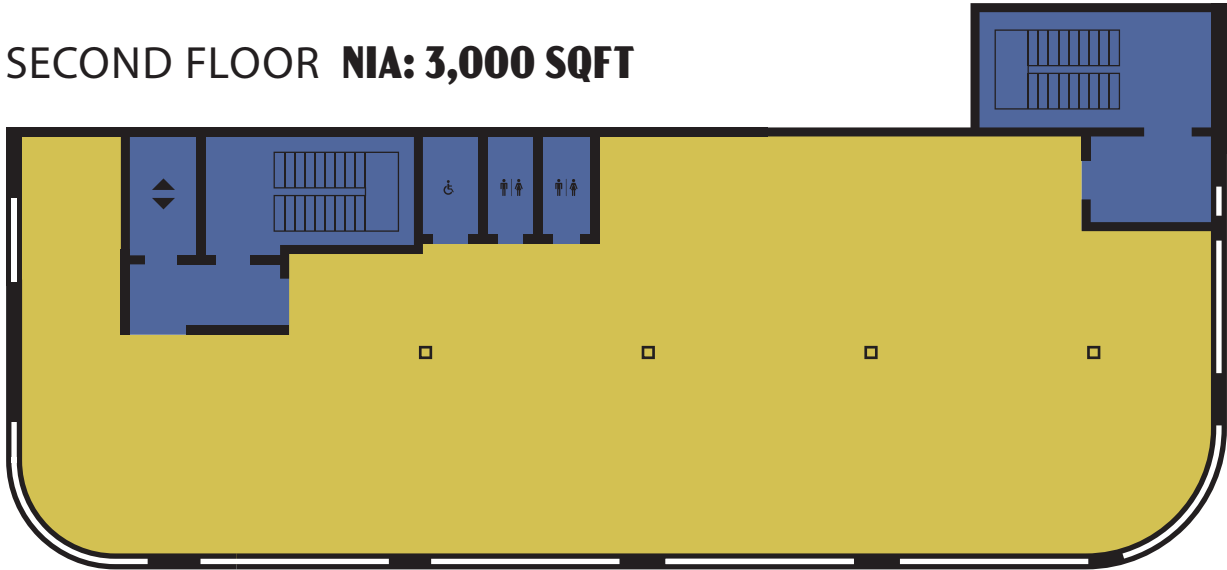
FOURTH FLOOR NIA 3,200 SQFT



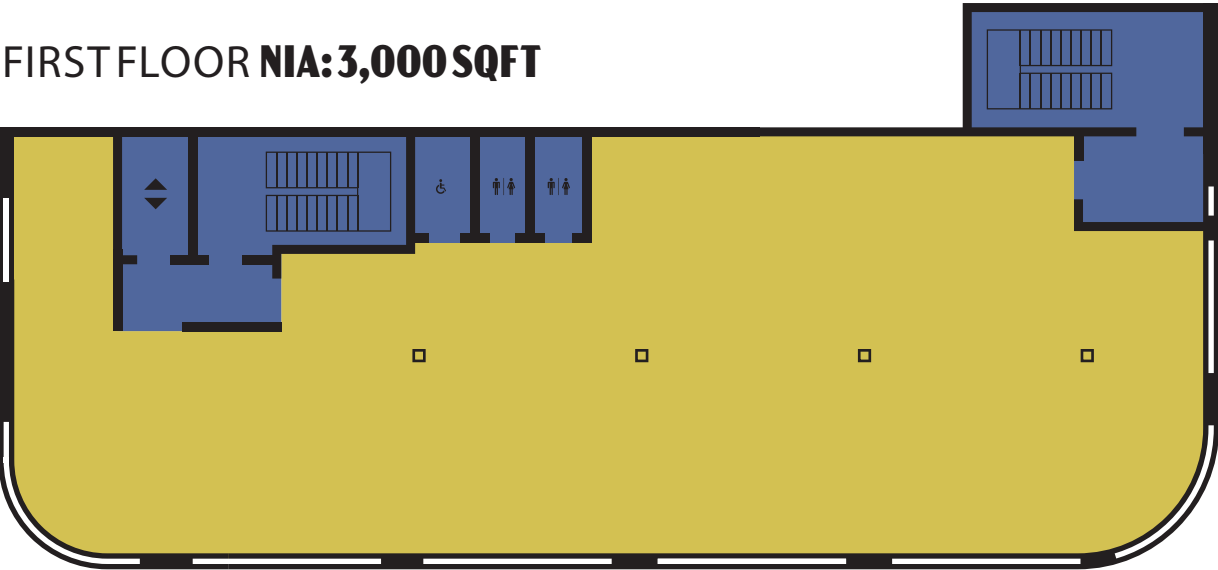
OFFICE SPACE SHARED ACCESS TERRACE (PLANS NOT TO SCALE)

THE MICHAEL BALCON BUILDING | SOUTH

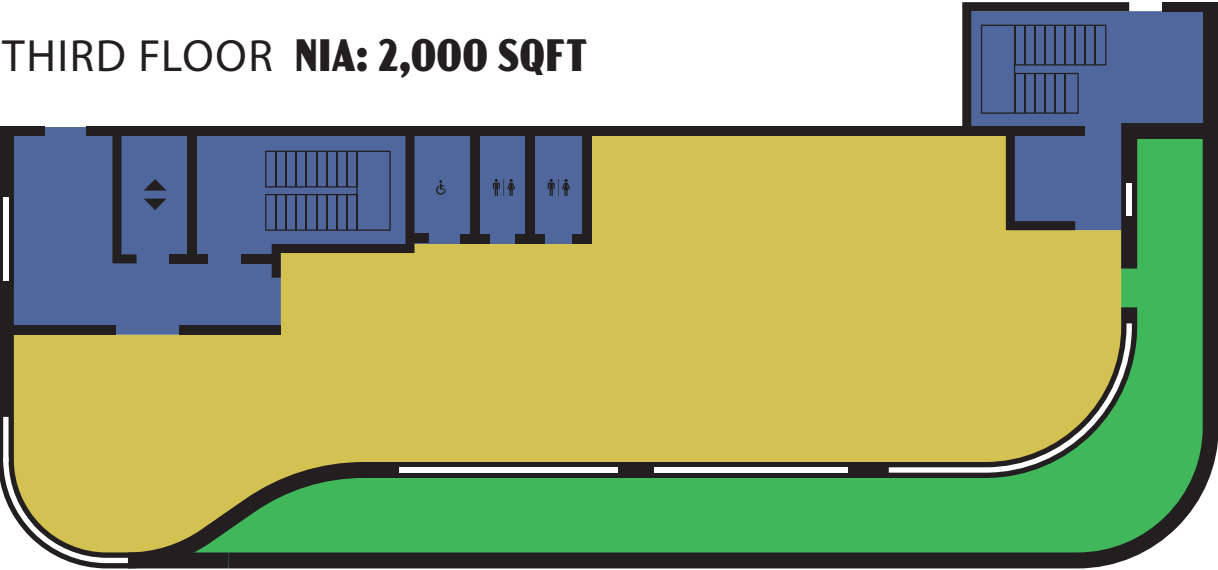
SECOND FLOOR NIA: 3,000 SQFT



FIRST FLOOR NIA: 3,000 SQFT



THIRD FLOOR NIA: 2,000 SQFT



OFFICE SPACE SHARED ACCESS TERRACE (PLANS NOT TO SCALE)

EALING STUDIOS FACILITIES

AN INCOMPARABLE COMBINATION OF HIGH-SPEC,
SUSTAINABLE OFFICE SPACES FOR CREATIVE INDUSTRIES.

WELL-BEING



Parkland
and communal
green space



Planted
terraces



Creative and
collaborative
culture



65 bike racks



Showers on
all floors of
Balcon North



Excellent
natural
daylight

WORKSPACE



Visitor
management and
24-hour security



DDA
compliant
access and WCs



Communal
meeting rooms and
breakout spaces



Lifts to all floors



Up to 1GB
superfast fibre
broadband



Air con and new
air-handling systems
Balcon Building

SUSTAINABILITY



Net zero carbon
Balcon Building
and sound stage



Predicted BREEAM
outstanding
Balcon Building



A+ predicted
energy assessment
Balcon Building



Solar PV



Up to 15
electric vehicle
charging spaces



Comprehensive
recycling and
waste management

BE A PART OF THE ACTION.

SIMON RINDER
SIMONRINDER@PILCHER.LONDON
07734 488 286

DAVID ROSEN
DAVIDROSEN@PILCHER.LONDON
07801 526 711

CHRIS BERRY
CBERRY@LSH.CO.UK
07734 488 286

EMILY WILLIAMS
EWILLIAMS@LSH.CO.UK
07925 430420

AN EALING STUDIOS PRODUCTION
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Ealing Studios, Ealing Green,
London W5 5EP

