

Alperton Depot

330 Ealing Road
Alperton
London
HA0 4LL

Building to Let

Light Industrial & Flexible Commercial Building
New 3-Storey Space Suited to Multiple Uses
Area = 605m² - 2,213m² (6,509ft² - 23,815ft²)

FORTY

Features:

- 6m circa clear height at ground floor
- Dedicated off-street service / loading yard
- 100A three-phase supply per unit. 1,000 kVA on-site substation
- 5 kN/m² floor loading — to industrial units
- Two goods lifts serving all floors
- BREEAM Excellent shell & core
- Adjacent to Alpertown Underground (Piccadilly Line)



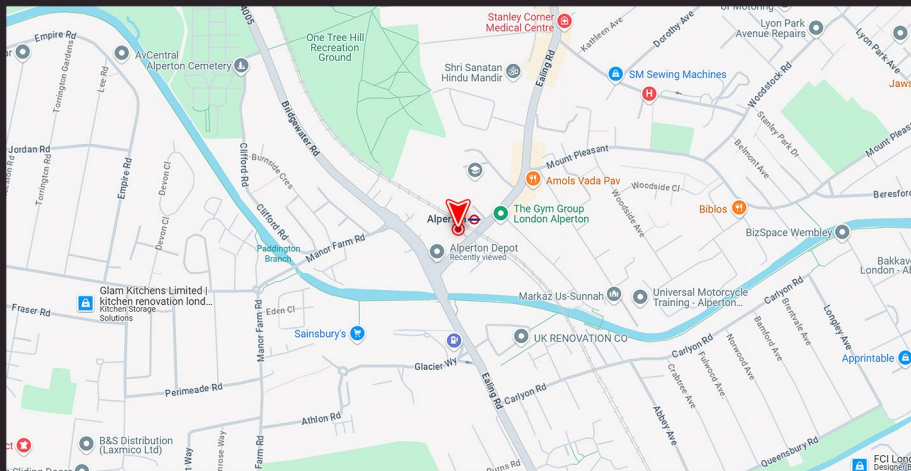
Description:

Ridgeback is bringing forward a major mixed-use redevelopment at the Alpertown Bus Depot site, comprising substantial, light industrial space across three floors, also well suited to workshop, maker, studio, trade-counter and wider Class E commercial use.

The project integrates high-quality E-Class floorspace (GIA) over ground, first, and second levels, alongside dedicated community and café provision.

This approach delivers approximately 2,487m² (26,770ft²) of commercial floorspace across three floors, with a prominent street-level frontage as well as substantial frontage adjoining dedicated offstreet servicing and loading area.

Community and café uses are provided separately, supporting site activation and user amenity at ground floor level. Each floorplate is generous, designed for a mix of logistics, maker, and creative uses.



Location:

Alpert Depot is positioned adjacent to Alpert Tube Station on the Piccadilly Line, providing rapid access to Central London and major commuter routes including the A40 and A406.

The site's transformation aligns with local regeneration ambitions, surrounded by major developments and strong transport links. Alpert is increasingly a hub for innovative workspace, supported by amenities, public realm improvements, and proximity to Park Royal's industrial network.

- Adjacent to Alpert Tube (Piccadilly Line)
- Easy access to A40, A406, and Park Royal for logistics
- Surrounded by major developments, enhancing catchment and footfall
- Nearby amenities include creative studios, serviced offices, and local leisure/retail
- Operational service zones and dedicated parking for ground studio units

Planning:

The Alpert Bus Garage, now known as "Alpert Depot," has secured planning permission for a major mixed-use redevelopment, with the consent granted in April 2021. The planning approval provides as follows:

"The scheme hereby approved shall contain 2,400 sqm (GIA) of light industrial floor space (use classes E(g)(ii), for research and development of industrial and related products and processes only, and E(g)(iii),

64 sqm of café floor space (use class E(b)), and 205 sqm of floor space for principal community use (use class F2(b)), as defined by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020."

This high-quality non-residential provision is designed to support small businesses, creative industries, start-ups, and light industrial or studio operators, ensuring a vibrant business community within the wider development.



Specifications:

The commercial spaces are offered in the developer's shell and core condition, ready for tenant fit out. The specification is designed to give maximum flexibility for occupiers to tailor the space to their operational needs.

- **Walls:** Exposed blockwork, reinforced concrete (RC) structural columns, or metal/drylining stud partitions as appropriate. No internal wall linings or tenant partitions provided.
- **External Walls:** Insulated via the structural frame system (SFS), with no internal linings; vapor control layer is not included as part of the base build.
- **Ceilings:** Exposed concrete soffits; insulation to soffit only provided where residential units are located above. No further ceiling finishes or insulation provided—tenant to complete as part of their fit out.
- **Floors:** Exposed concrete slab. All membranes, insulation, screeds, and final floor finishes by the tenant as part of their fit out.
- **Lighting:** Only illuminated emergency exit signage installed. No other lighting provided. Permanent signage and internal lighting to be installed by tenant.
- **Fire Safety:** Fire alarm interfaces only provided as per base build design. No sprinklers or smoke detection systems installed; full fire alarm and suppression provision must be completed by the tenant.
- **Services:** All main services (water, power, drainage) are capped at entry points. No sanitaryware, heating, cooling, or specialist systems provided.
- **Security:** CCTV and access control provision as per base build specification in concierge areas only. No unit-specific systems included; to be provided by tenant as required.
- **Cycle Racks:** Installation by tenant.
- **Fit Out Requirements:** All tenant fit-out must comply with fire safety regulations and support the building's BREEAM Excellent rating criteria. All finishes, MEP systems, and compliance with planning and building regulations are the responsibility of the occupier.
- These shell and core spaces enable a full tailored fit out to meet the needs of a range of industrial and commercial occupiers.







Light Industrial / Flexible Workspace

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ALPERT & CO.

Light Industrial

Ground Floor: Light Industrial + Ancillary/Bin Store

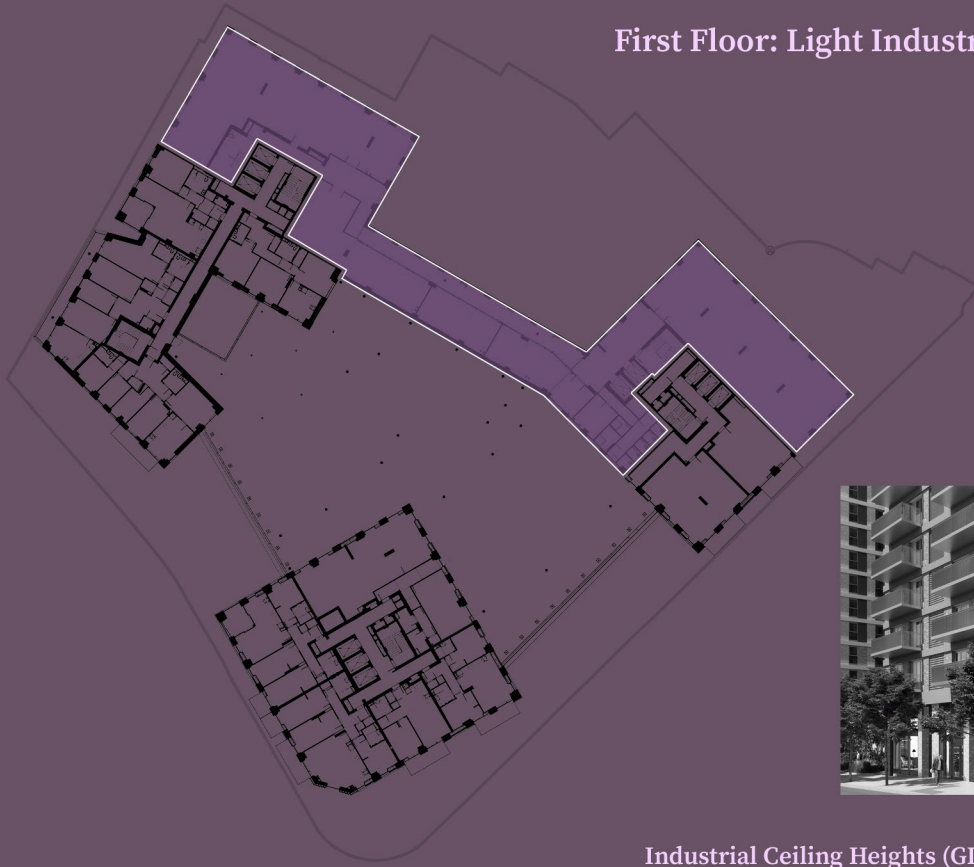
Total GIA: 6,703ft² (623m²)



	SSL to SSL	FFL to CL
Industrial Ceiling Heights (GIA Total):	5920 mm	5614 mm

First Floor: Light Industrial / Flexible Workspace

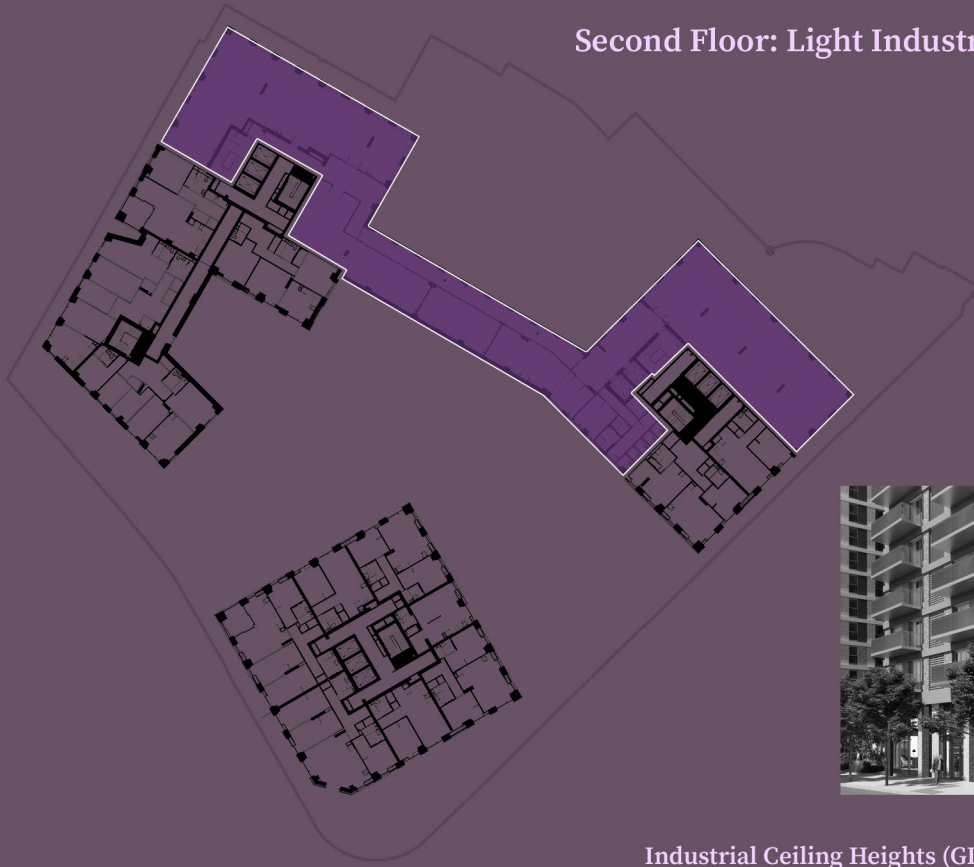
Total GIA: 8,646ft² (803m²)



	SSL to SSL	FFL to CL
Industrial Ceiling Heights (GIA Total):	4362 mm	4212 mm

Second Floor: Light Industrial / Flexible Workspace

Total GIA: 8,661 ft² (805m²)



	SSL to SSL	FFL to CL
Industrial Ceiling Heights (GIA Total):	3977 mm	3827 mm



Commercial Floorspace:

Floor	Use	GIA (m ²)	GIA (ft ²)
Ground	Light Industrial	605	6,509
Ground	Ancillary/Bin Store	18	194
First	Light Industrial/Workspace	803	8,646
Second	Light Industrial/Workspace	805	8,661
Total:		2,231	24,009

Rent:

From £22.50 per sq ft per annum exclusive (e.g. circa £160,000 per annum for a whole floor), subject to floor, term and fit-out.

VAT:

The building is understood to be elected for VAT; all rents are exclusive of VAT, business rates and service charge.

Lease:

New effectively full repairing and insuring leases available on flexible terms; management and revenue-share arrangements considered.

Leases to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (to be confirmed).

Rates:

The unit is to be assessed. Interested parties should verify rateable value and rates payable with the London Borough of Hammersmith & Fulham / VOA.

Service Charge:

Details available on application.



Handover:

Available now - practical completion achieved.

EPC:

Details available on application.

Legal Costs:

Each party to bear their own associated legal costs.

Disclaimer:

All figures, areas and heights quoted are subject to verification by an as-built measured survey and the parties' own enquiries. This review is provided on a non-reliance basis for internal marketing purposes and does not constitute a formal valuation.

(19/06/2026: Subject to Contract)

**Further Information:**

To arrange an inspection or for further information, please contact the sole letting agent, Forty. All enquiries strictly through Forty.



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