

# New Build Commercial To Let in Mixed-Use Development

Flexible Multi-Storey E-Class Commercial Building – Available as Entire Building or Floor by Floor

Area = 660m<sup>2</sup> (7,104ft<sup>2</sup>) - 2,487m<sup>2</sup> (26,770ft<sup>2</sup>)



Alperton Depot, 330 Ealing Road, Alperton, Wembley, HA0 4LL

FORTY



### Development Overview

Ridgeback is bringing forward a major mixed-use redevelopment at the Alpertown Bus Depot site, comprising substantial modern industrial and community space distributed across three floors.

The project integrates high-quality E-Class floorspace (GIA) over ground, first, and second levels, alongside dedicated community and café provision. This approach delivers over 2,770 sqm (nearly 30,000 sq ft) of total commercial area, with prominent street-level presence and flexible units.

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

### Location

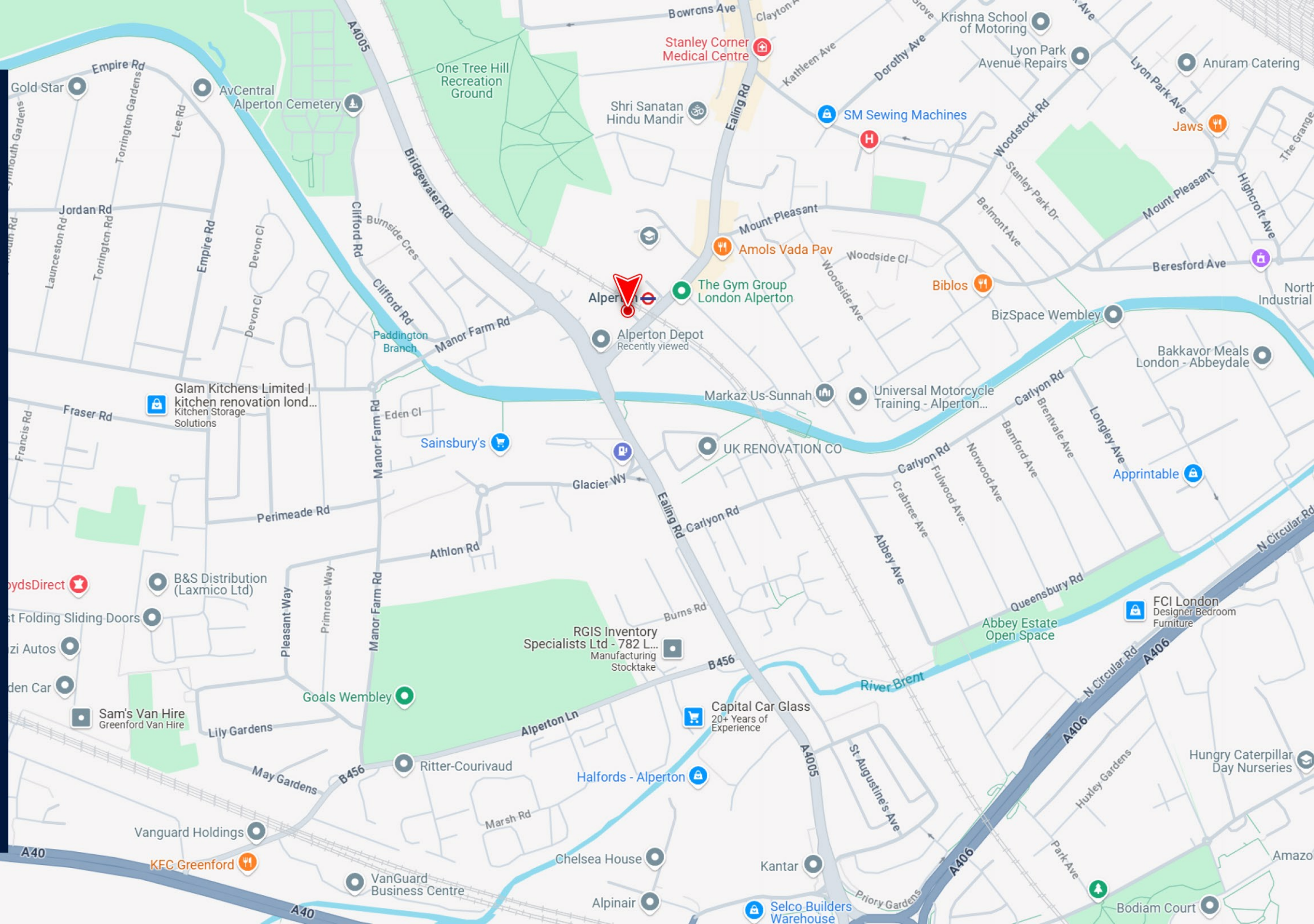
Alpertown Depot is positioned adjacent to Alpertown Tube Station on the Piccadilly Line, providing rapid access to Central London and major commuter routes including the A40 and A406.

The site's transformation aligns with local regeneration ambitions, surrounded by major developments and strong transport links.

Alpertown is increasingly a hub for innovative workspace, supported by amenities, public realm improvements, and proximity to Park Royal's industrial network.

### Local Amenities & Transport

- Adjacent to Alpertown 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





## Specification

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 meet "BREEAM Excellent" 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.







STUDIO UNITS/ARTISTS STUDIOS

WORKSPACE/STUDIOS

LIGHT INDUSTRY



Ground Floor: Light Industry



Total GIA: 7104ft<sup>2</sup> (660m<sup>2</sup>)



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



First Floor: Workspace/Studios



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



Second Floor: Studio Units/Artists Studios



Industrial Ceiling Heights (GIA Total):

SSL to SSL	FFL to CL
3977 mm	3827 mm





### Planning

The Alpertun Bus Garage, now known as "Alpertun 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 F.2(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.



### Commercial Floorspace

	Area (m²)	Area (ft²)
Level Ground	642	6910
Level Ground	18	194
Level 1 Industrial	914	9838
Level 2 Industrial	913	9827
<b>Total</b>	<b>2487</b>	<b>26770</b>

All figures are Gross Internal Area (GIA) and should be independently verified.

### Key Terms

- Rent: From £22.50 per ft² per annum, subject to unit, market, fit-out options.
- Rates: Yet to be assessed.
- Service Charges: Available on application.
- Lease Structure: Flexible lease, management and revenue-share agreements available.
- Handover: May 2026

### Further Information/Inspections

Please contact sole letting agents Forty.

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