

# New Community Space Opportunity in Mixed-Use Development

A newly constructed ground floor space, delivered in shell and core condition, designed for community use

Approximate Area = 2,336ft<sup>2</sup> (217m<sup>2</sup>)



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

**FORTY**  
GROUP

## Location

This new-build community space is part of the Ridgeback mixed-use development at Alperton Depot, 330 Ealing Road, Alperton, Wembley, HA0 4LL.

Located just minutes from Alperton Underground Station (Piccadilly Line), the development benefits from excellent access to local amenities, public transport links, and the vibrant Grand Union Canal corridor.

The space sits within a wider regeneration masterplan, promoting community wellbeing, employment, and local engagement.

## Description

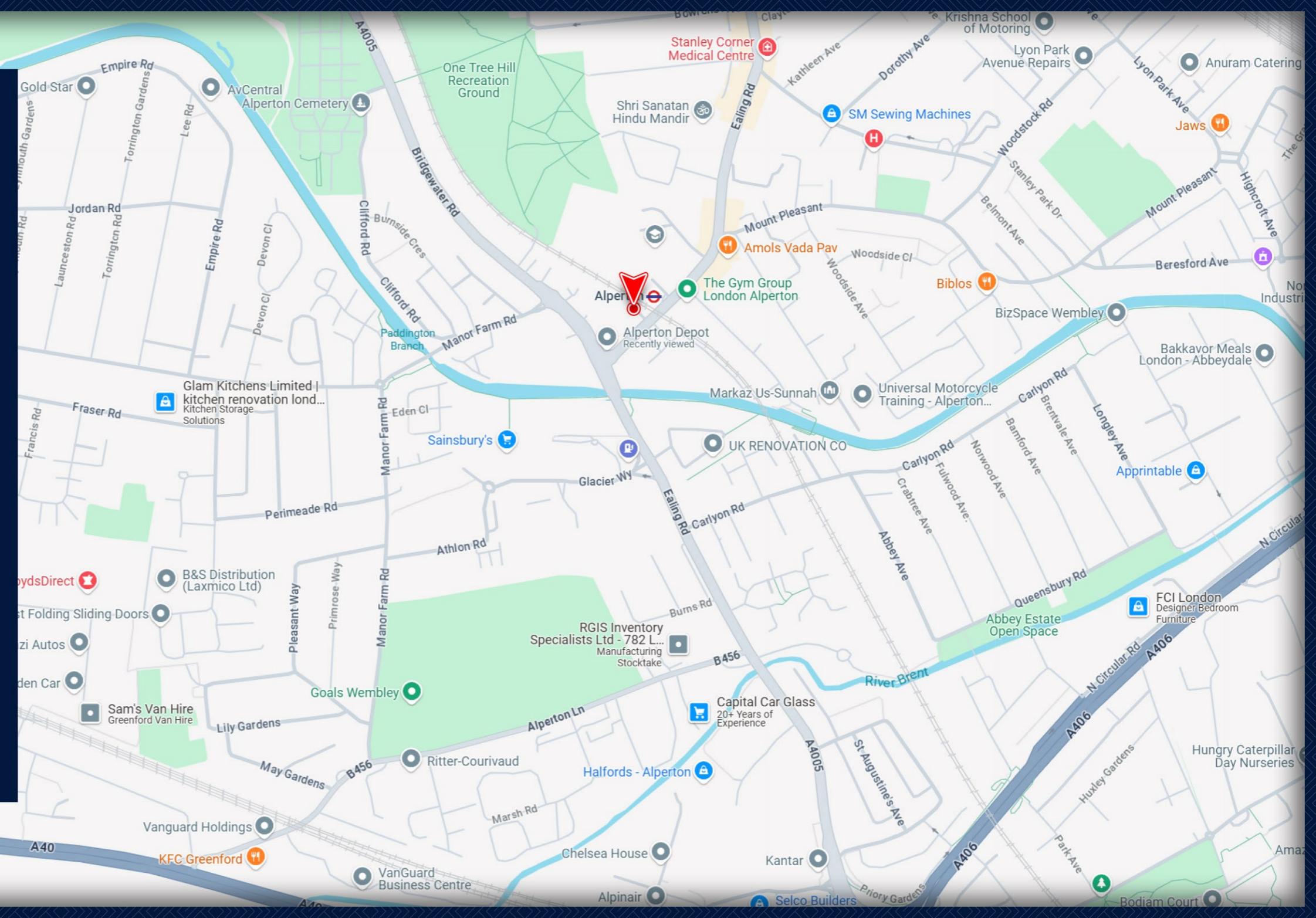
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The unit has the following specification:

- Walls: Exposed blockwork
- Ceiling: Exposed concrete soffit
- Flooring: Exposed concrete slab
- Lighting and Signage: Not provided
- Fire Safety: No fire panel, smoke detection, or sprinklers installed
- Services: Water, electric and fibre – capped only
- Security: None provided

Fit-out to be completed by tenant, with requirements to:

- Meet BREEAM Excellent standards
- Comply with the site-wide fire strategy
- Include thermal and acoustic insulation to the floor



## Opportunity

We are inviting expressions of interest from community-focused operators and organisations to take on the lease of this space.

It is intended for genuine community benefit – whether through local events, workshops, cultural programming, support services, or grassroots organisations.

## Community Benefit and Local Engagement

We welcome proposals from operators who:

- Have experience working with communities in Brent
- Are committed to local hiring and paying the London Living Wage
- Can demonstrate a track record of managing space with inclusive programming
- Are open to providing bookable space for local groups, events, and public use



#### Terms

- Available from: July 2026
- Rent: Community-level rent aligned with comparable local community halls (subject to valuation)
- Lease: Flexible lease terms available
- Fit-out: To be completed by tenant, with landlord input to ensure compliance with base building strategy
- Monitoring: Lease obligations will be supported by a Memorandum of Understanding (MoU) to secure long-term community benefit

#### Social Value Commitment

Operators will be expected to:

- Maintain a calendar of community-focused activities
- Engage in ongoing dialogue with Ridgeback and the local authority
- Report on usage, outreach, and local impact

#### Further Information/Inspections

Please contact sole letting agents Forty Group.

#### **Matthew Shefras**

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