

# New Build Coffee Shop Unit To Let in Mixed-Use Development

Located opposite Underground Station with Outside Seating

Area = 68m<sup>2</sup> (732ft<sup>2</sup>) GIA

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

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## Development Overview

Set within the dynamic Alperton Depot mixed-use development, this café unit offers a rare opportunity to establish a high-footfall food and beverage outlet directly fronting the main pedestrian route of the scheme. Positioned within a vibrant new community of residents, creatives, and businesses, the unit is designed to activate the streetscape and provide a much-needed local amenity.

Alperton Depot is strategically located adjacent to Alperton Underground Station (Piccadilly Line), providing strong transport connectivity to central London and surrounding boroughs. The café space benefits from a prominent corner position with an external seating area, encouraging natural dwell time and customer engagement.

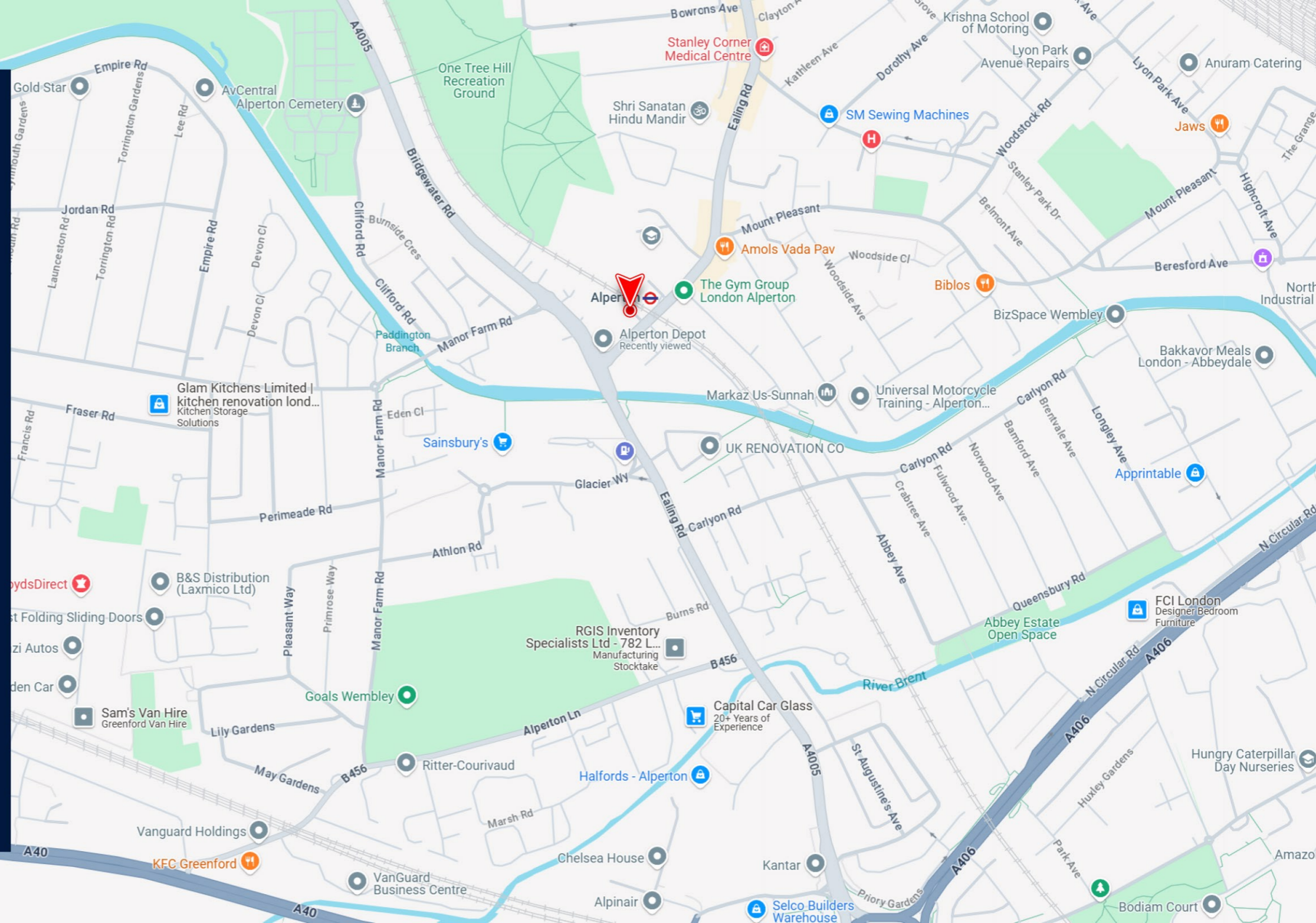
## Location

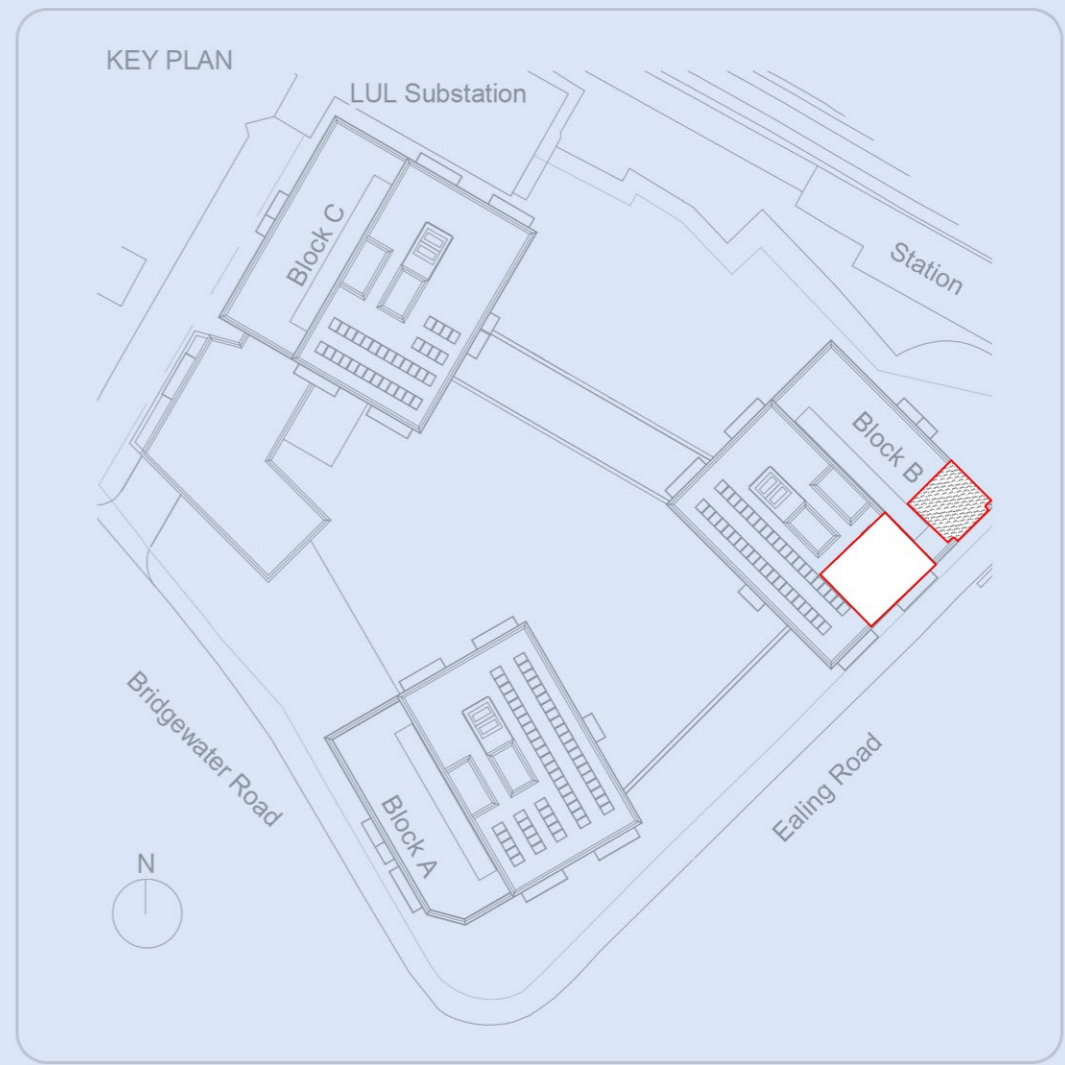
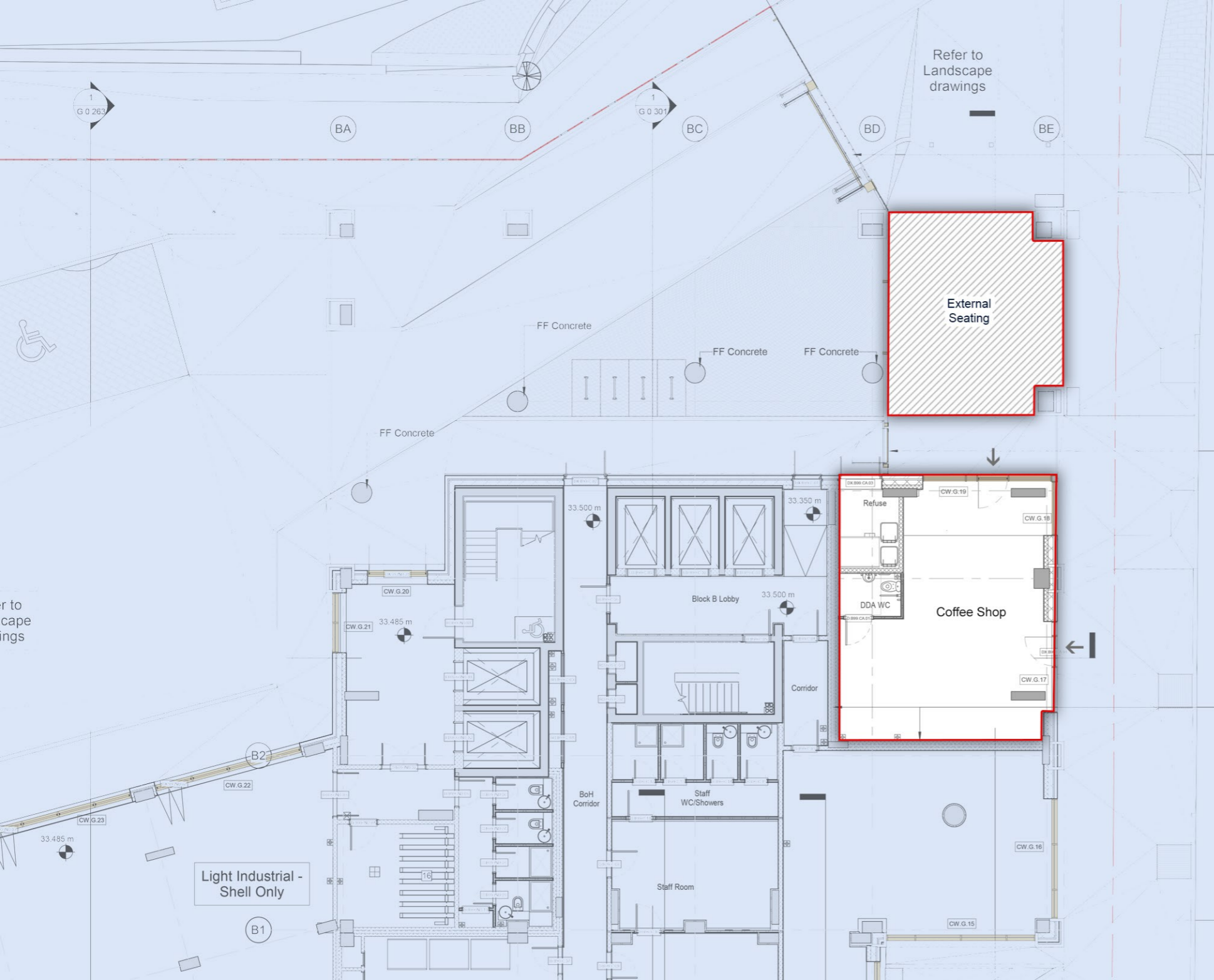
Alperton Depot is positioned adjacent to Alperton Tube Station on the Piccadilly Line, providing rapid access to Central London and major commuter routes including the A40 and A406.

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

## Coffee Shop Highlights

- 732 sqft (68 sqm) GIA
- Ground floor position with prominent glazing to two elevations
- Dedicated external seating terrace enhancing usability and street presence
- Delivered in shell & core condition for full tenant fit-out flexibility
- E-Class use – suitable for coffee shop, café, or grab-and-go operators
- Natural footfall from new residential and commercial uses within the scheme
- Proximity to Alperton Station and passing pedestrian traffic
- No extraction possible, no cooking on site.





### Specification

- Shell and core finish – ready for bespoke fit-out.
- Full-height shopfront glazing to maximise light and visibility.
- All core services (water, drainage, power) capped to the unit.
- Ceiling and wall finishes to be completed by tenant.
- External lighting and signage zones available subject to approvals.
- Fire and safety systems to be completed as part of tenant works.
- Cycle storage and parking nearby for customers and staff.

### Planning

The unit benefits from E-Class planning use, suitable for food and beverage activity. Fit-out works must comply with relevant planning, environmental health, and licensing regulations where applicable.

### Key Terms

- Rent: £30,000 per annum exclusive of rates, service charges, landlords insurance & VAT.
- Rates: To be assessed.
- Handover: Available from May 2026.
- Service Charge & Utilities: Available on request.

### Further Information/Inspections

Please contact sole letting agents Forty.

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