



Retail Expertise

LIBERTY WHARF ALPERTON



EXCITING OPPORTUNITY TO LET OR MAY SELL



LIBERTY WHARF ALPERTON

LOCATION

Alperton is located in the popular residential London Borough of Brent approximately 14.5km (9 miles) west of Central London, 1.2 km (0.75 miles) south east of Wembley and 5km (3.2 miles) north east of Ealing.

 Alperton is well connected by road with the A40 providing access to Central London, the A406 North Circular and the M25.

 Alperton also has excellent public transport links. The nearest London underground stations are Alperton (Piccadilly Line) located 0.65km (0.4 miles) to the north east and Hanger Lane (Central Line) located 0.8km (0.5 miles) to the south.

SITUATION

Liberty Wharf is located just 5 minutes' walk from Alperton's Ealing road, with its bustling range of everyday amenities and a 6 minute walk to Alperton station, where the Piccadilly line speeds you into Central London and beyond.

Liberty Wharf also offers fast road connections to the North Circular and A40. Revitalised Wembley is just one mile north, with the ever growing attractions of Wembley Park just a little further on.

The mixed use scheme is also situated besides the historic Grand Union Canal.

CONTACT

Viewing is strictly by appointment with:

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ACCOMMODATION

The premises are arranged at ground floor only, providing the following approximate lettable areas:

Unit	sq ft	sq m
1	1,546	143.7
2	1,170	108.7

USE

Both units currently benefit from A1, A2, A3, B1, D1 and D2 uses.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

TBC

RATES

The Business Rates will be subject to assessment post completion.

Interested parties are advised to make enquiries via Brent Council (0208 937 1234).

RENT

Upon application.

Subject to contract. Further information available upon request.



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