

# ALPERTON HOUSE

BRIDGEWATER ROAD WEMBLEY MIDDLESEX



OFFICES TO LET

1,500 SQ FT TO 22,000 SQ FT



## Building amenities

- Full time commissionaire
- Category II lighting
- Carpeting
- Gas fired central heating
- Two 8 person passenger lifts
- Suspended ceilings
- Kitchen facilities
- Male & Female wc's on each floor
- Impressive reception



## Description

Alpert House provides fully refurbished office accommodation over five floors served by an impressive ground floor reception with two eight person passenger lifts. At first floor level 22,000 square feet of fully open plan accommodation is available as a whole or in parts. One of the largest floor plates in the North/West London area. Alpert House has been the subject of an ongoing refurbishment programme which has ensured that the building always offers up to date facilities, and is presented in first class condition.

## Location

Alpert House is prominently situated on the Bridgewater Road at the junction with Ealing Road within close proximity to the Hanger Lane gyratory system. This provides direct access to Central London via the A40 and connections to the other major communication links including M40, M25, M4 and M1 via the North Circular A406. Rail services are available within walking distance from Alpert Underground Station (Piccadilly Line) which provides easy access to Central London.



### Business rates

We suggest prospective tenants make enquiries of the London Borough of Brent, Business Rates Department on 020 8937 1234 for confirmation of rateable values.

### Service charge

Full details of the service charges are available on request.

### VAT

The rental is subject to VAT at the current rate.

### Terms

New Full repairing and Insuring leases are available on suites from 1,500 sq ft of 22,000 sq ft where available.

### Rent

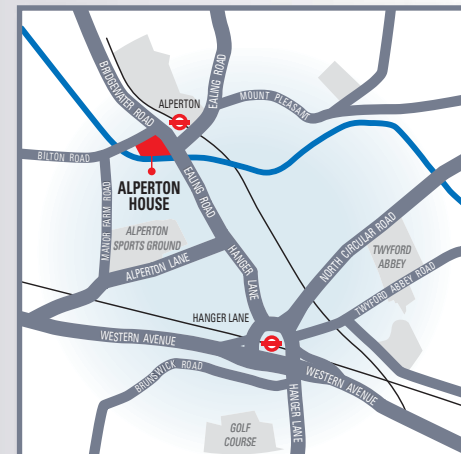
on application.

### Legal costs

Both parties legal costs to be borne by the incoming tenant.

### Viewing

Strictly by appointment.



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