

TO LET

ABERCORN COMMERCIAL CENTRE, 2ND FLOOR, UNIT 3 BRIDGEWATER ROAD, ALPERTON, HA0 1AN



REFERENCE: AMP3979

- E CLASS SELF-CONTAINED UNIT
- APPROXIMATELY 5,055 SQ. FT
- CONSISTS OF MULTIPLE CLASSROOMS, OFFICE SPACE AND WC FACILITIES
- AVAILABLE FOR A VARIETY OF USES INCLUDING OFFICES, NURSERY AND MEDICAL
- ONE PARKING SPACE ALLOCATED

ALEX MARTIN
COMMERCIAL

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DESCRIPTION

This Site is a self-contained, multi-storey office building with ground floor retail units. The unit for rent is on the second floor with approximately 5,055 sq. ft GIA, it is a former College therefore has a number of classrooms, offices and WC facilities. A lift is available in the building allowing disabled access if needed, basic CCTV facilities and fire alarms.

This site is currently benefitting from E use but is available for a variety of uses including offices, nursery, medical etc. There is also a car park demised to the rear allocating space for one vehicle.



SECOND FLOOR SELF CONTAINED UNIT

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LOCATION

This property is based in a very central area in Wembley right across from Alperton Station, providing you with Piccadilly line services as well as Hanger Lane Station a little further along providing Central Line services with many bus services readily available. The site sits on the junction between Bridgewater Road, Bilton Road and Ealing Road. The A406 and A40 are within easy reach from the Hanger Lane intersection.

Many supermarkets, restaurants and retail stores are nearby such as Sainsbury's, Tesco and KFC. There are many Golf Clubs and greenery around the area. Central Middlesex Hospital is under a 10 minute drive from the location.



SECOND FLOOR SELF CONTAINED UNIT

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FLOOR PLAN



Second Floor

ACCOMMODATION

Total: 4,886 sq.ft.

TERMS

£65,000 per annum exclusive

VAT

Not applicable

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



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