

# **255 Ealing Road Alperton HA0 1ET**



## **Office Suites To Let**

**Various Suites Available**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames  
**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location**

255 Ealing Road is prominently situated 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 Alperton Underground Station (Piccadilly Line) which provides easy access to Central London. Numerous bus services serve the area.

The centre of Alperton is within a few minutes' walk providing numerous retail and restaurant facilities.

**Description**

The property has just been constructed and consists of part commercial on lower ground, ground and first floors with residential on all the upper floors.

The accommodation provides the following approximate net internal floor areas:

Floor	SQFT	SQM
Lower Ground	998	92.7
Ground	790	73.4
Ground	1,226	113.9
First	309	28.7

**Amenities**

- LED lighting
- Air Conditioning
- Perimeter trunking
- WC facilities
- Kitchenette

**Terms**

By way of a new lease on terms to be agreed.

**Rent**

Upon Application.

**Business Rates**

Rates to be assessed.

**Service Charge**

Service charge to be assessed.

**Legal Costs**

Each party to cover their own legal costs.

**Anti Money Laundering**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**Viewings** For further information please contact:

**Michael Rogers**

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Subject to Contract September 2019

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**Regulated by RICS**