



**Unit 1B Nightingale Road**  
Park Royal, NW10 4ST

**Light Industrial / Warehouse Unit -  
Potentially Suitable For  
Redevelopment (STPP)**

**2,141 sq ft**

(198.91 sq m)

- Walking distance to Willesden Junction Underground Station (Jubilee Line)
- Clear height 2.4m rising to 3m
- 3 Phase power
- Gated loading bay
- Double door loading
- LED Lighting
- W/C, Kitchenette & shower
- Concrete floor
- Ancillary office accommodation

# Unit 1B Nightingale Road, Park Royal, NW10 4ST

## Summary

<b>Available Size</b>	2,141 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated directly on Nightingale Road which is located just off of Harlesden High Street leading directly to the A406 within 2 miles of the premises and in turn the A40 via the Hanger Lane Gyrotary. Within a short walking distance lies Willesden Junction Underground Station (Jubilee Line) providing further access into Central London and the surrounding areas.

## Description

The premises comprise of a light industrial / warehouse unit with ancillary storage / office accommodation to the first floor. Access is available via double door loading serviced by a gated loading & parking area to the front. The building benefits from 3 phase power, WC, shower & kitchenette facilities. Potentially suitable for redevelopment (STPP).

## Tenure

Freehold.

## Accommodation

All measurements are approximate and measured on a gross internal area basis.

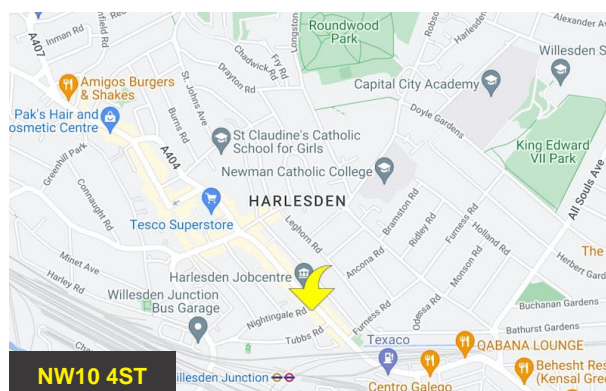
Description	sq ft	sq m
Ground Floor Warehouse	1,259	116.96
First Floor Office / Storage	882	81.94
<b>Total</b>	<b>2,141</b>	<b>198.90</b>

## VAT

All prices will be subject to VAT.

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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