

# Modern Warehouse / Industrial Unit with Secure Yard in Park Royal



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## TO LET

**36,360 SQ FT**  
**(3,380 SQ M)**

Unit 2, Origin Business Park  
Rainsford Rd, London NW10 7FW

### Key points:

- High spec modern warehouse unit
- Due to be refurbished
- 12m clear height
- 4 level access doors
- Fully fitted offices
- Secure yard with 40m depth
- 50kN/m<sup>2</sup> floor loading
- 30 parking spaces
- Secure estate with gatehouse and CCTV
- Electricity supply: 275 kva
- Gas capacity 40 cu m/hr



Rent available upon application.

### Contact Us

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# Unit 2, Origin Business Park, Park Royal

## Description

The unit comprises of a modern industrial/logistics warehouse unit with a self contained, secure yard on an estate with 24/7 security. Electricity supply: 275 kva. Gas capacity 40 cu m/hr.

Occupiers on the estate include John Lewis, Wasabi and Ocado.

## Location

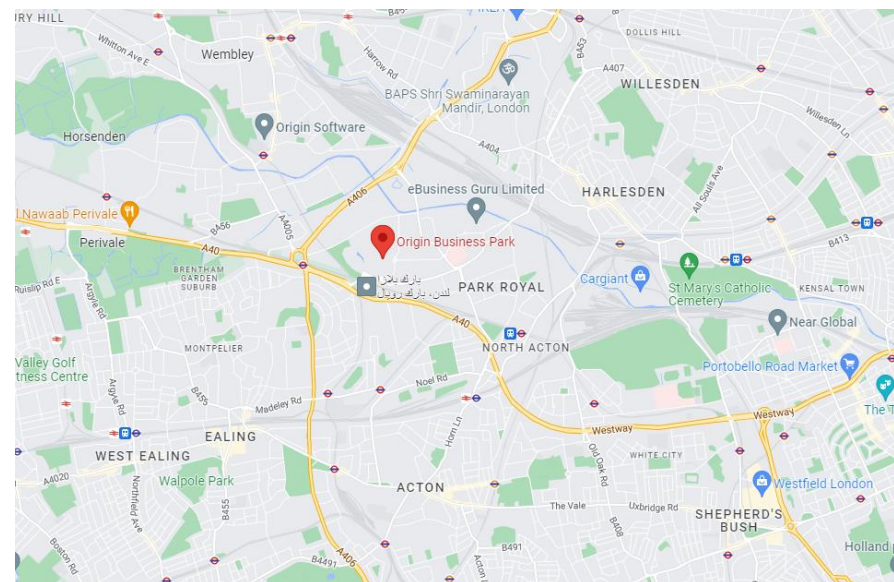
Origin Business Park provides immediate access to the A40 (Western Avenue) which links the A406, M25 and the West End. The estate is situated 8 miles from Central London

Public transport links are accessible as the estate is situated 0.5 miles from Park Royal Station and 1 mile from Hanger Lane.

## Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse	32,730	3,040
Office	3,630	340
<b>TOTAL</b>	<b>36,360</b>	<b>3,380</b>



## Energy Performance Rating

EPC rating available upon request.

## VAT

All prices and other costs quoted exclusive of VAT.

## Business Rates

Interested parties are advised to make their own enquiries with the local council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

## Disclaimer

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## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.