



whitby avenue

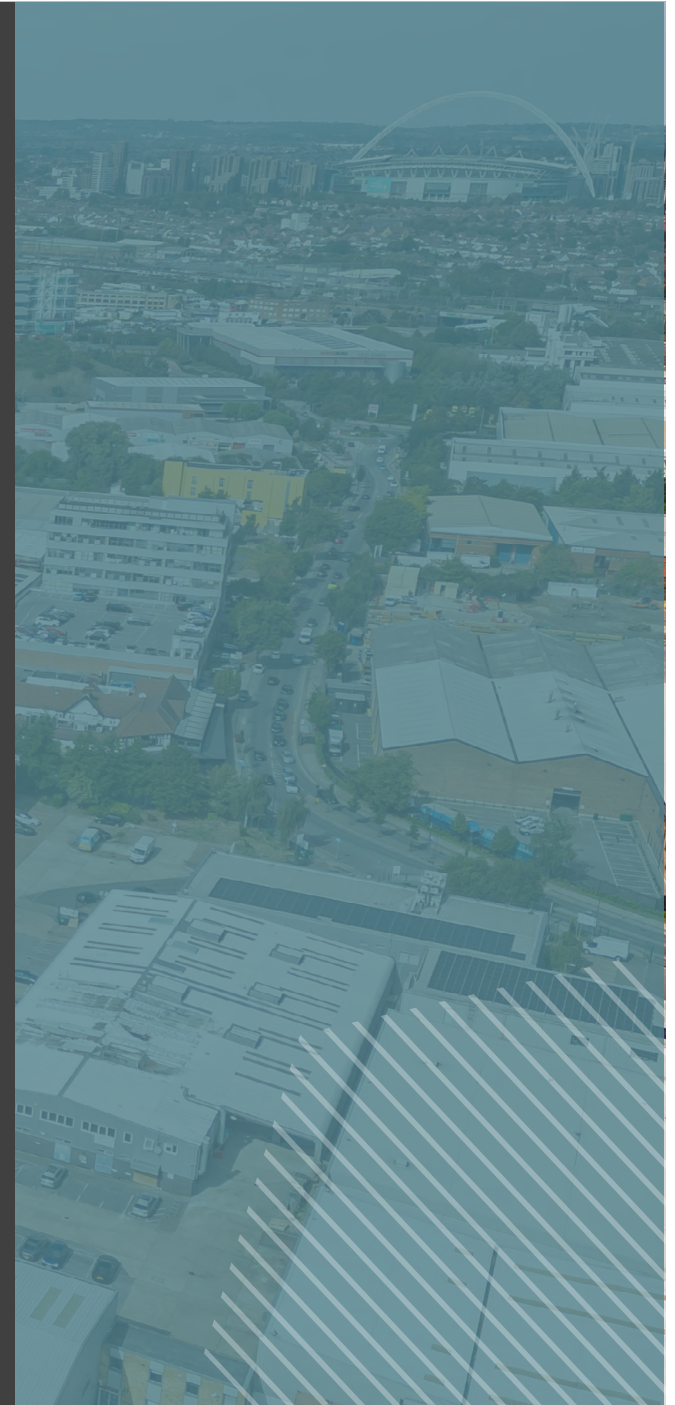
PARK ROYAL | NW10 7SF

TO LET

5,134 - 14,155 sq ft
(477 - 1,316 sq m)

WAREHOUSE / INDUSTRIAL UNITS

RECENTLY REFURBISHED



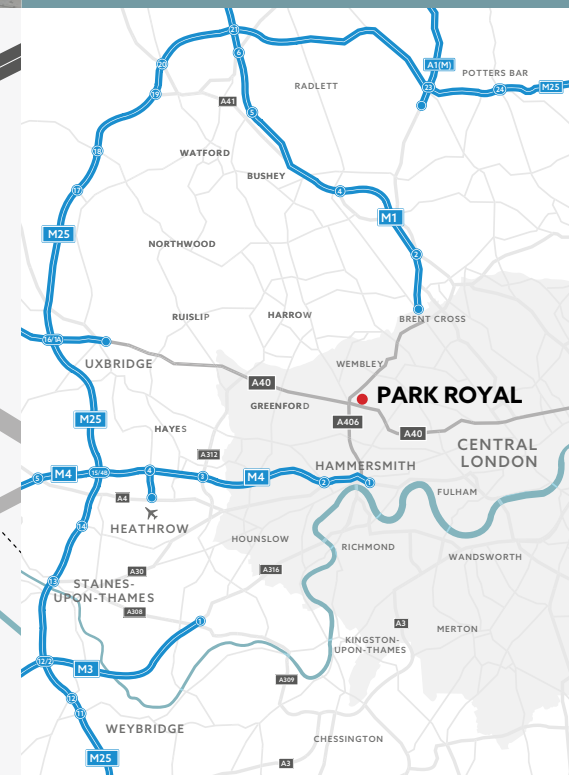
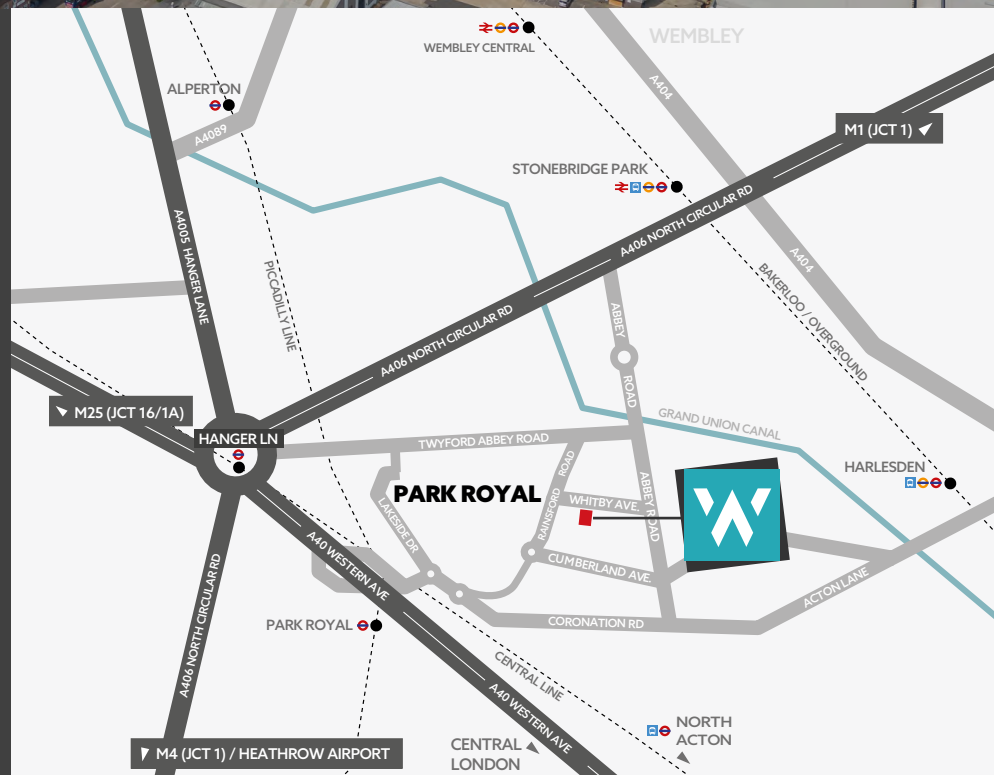


TRAVEL

A406	0.7 miles
A40 Western Avenue	0.7 miles
Stonebridge Park Station	1.0 miles
Park Royal Station	0.8 miles
Hanger Lane Station	1.0 miles
North Acton Station	1.3 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
Central London	8.6 miles
Heathrow Airport	12.6 miles

LOCATION

- Located within the heart of the established and sought after Park Royal industrial area, Whitby Avenue is accessed off the prominent Abbey Road.
- The estate benefits from quick and easy access to the North Circular Road (A406), as well as quick connectivity to the M1, Western Avenue (A40) eastbound, M40, M25 and M4 motorways.
- Access to public transport is well serviced, with multiple Underground Stations within walking distance.



UNIT 20-22 | 14,155 sq ft (1,316 sq m)

CURRENTLY UNDERGOING REFURBISHMENT

DESCRIPTION

A double unit comprising:

- 5.63m clear height rising to 7.5m at the apex
- Undercroft for low height storage
- Fully fitted first floor offices
- Goods access is via a covered loading area
- Single level loading door for each unit measuring 4.82m wide by 5.0m high

ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	9,861	916
Ground Floor Offices	1,740	162
First Floor Offices	1,740	162
Covered Loading	814	76
TOTAL	14,155	1,316

TERMS

Units 20-22 is available by way of a new full repairing and insuring lease.

BUSINESS RATES

The property has a rateable value of £142,000 (2023) and is described as "warehouse premises". All interested parties should make enquires at Brent Local Authority.

EPC

To be reviewed following refurbishment.

LEGAL COSTS

Each party to bear their own legal costs.



LOADING 4.82M X 5.0M HIGH



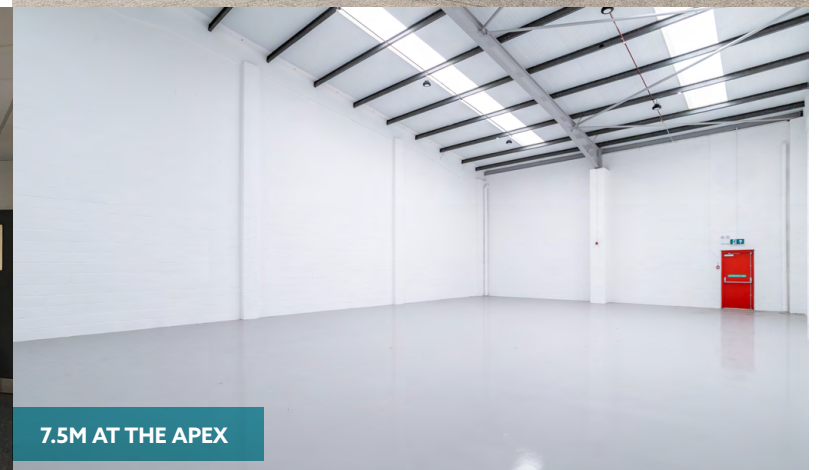
DOUBLE UNIT



COVERED LOADING



FITTED FIRST FLOOR OFFICES



7.5M AT THE APEX

UNIT 24 | 5,134 sq ft (477 sq m)

NEWLY REFURBISHED

DESCRIPTION

An end of terrace unit comprising:

- 5.63 m clear height rising to 7.5 at the apex
- Undercroft for low height storage
- Fully fitted first floor offices
- Goods access is via a covered loading area
- Single level loading door measuring 4.82m wide by 5.0m high

ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	2,917	271
Ground Floor Office	904	84
First Floor Offices	904	84
Covered Loading	409	38
TOTAL	5,134	477

TERMS

Unit 24 is available by way of a new full repairing and insuring lease.

BUSINESS RATES

The property has a rateable value of £40,250 and is described as "warehouse premises" All interested parties should make enquires at Brent Local Authority.

EPC

This property has been graded as B (38).

LEGAL COSTS

Each party to bear their own legal costs.





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PARK ROYAL | NW10 7SF

UNIT 20-22

UNIT 24





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VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the joint sole agents.



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