



Warehouse / Light Industrial Unit in a secure estate - To Let

12 SOVEREIGN PARK

Coronation Road, Park Royal, NW10 7QP

Industrial **TO LET**

3,501 sq ft
(325.25 sq m)

- 3 parking spaces
- Shutter 4.2m Wide x 4.3m High
- Ceiling Heights of 5.6m - 6.4m
- AC/Heating Units to the warehouse
- 3 phase power
- Available Immediately
- Suitable for a Wide Range of Businesses
- Excellent Park Royal Location
- Located in a tidy private gated estate

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Summary

Available Size	3,501 sq ft
Rent	£59,500.00 per annum
Rates Payable	£23,936 per annum
Rateable Value	£46,750
Service Charge	£2,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

12 Sovereign Park is a self-contained warehouse / light industrial unit in a gated estate in the heart of Park Royal. The property is arranged over ground and mezzanine floors and benefits from a mainly open plan ground floor with additional rear storage / office accommodation, the mezzanine office space is divided into 4 areas with internal partition walls and benefits from carpets and air conditioning.

Access is via an electric roller shutter (4.2m wide x 4.3m high) and a pedestrian access door.

Externally there are three allocated parking spaces.

Location

The property is located in a modern terrace of business units situated in a gated industrial estate in the heart of Park Royal directly off Coronation Road.

There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

Accommodation

The accommodation comprises the following areas:

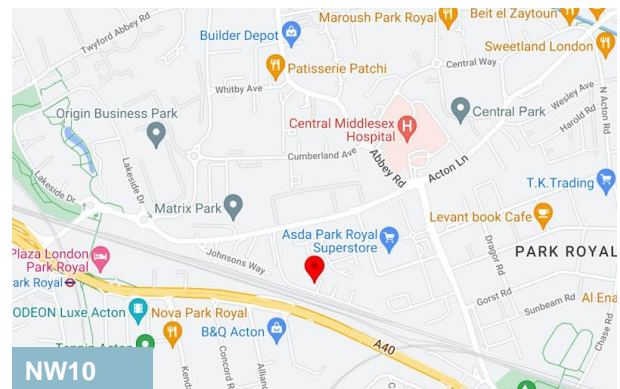
Name	sq ft	sq m	Availability
Ground	2,127	197.60	Available
Mezzanine	1,374	127.65	Available
Total	3,501	325.25	

Viewings

Via arrangement with the joint agents Dutch & Dutch or Forest Real Estate.

Terms

A new lease for a term by arrangement.



Viewing & Further Information



Jack Ezekiel

02074439867 | 07572346013

jack@dutchanddutch.com



Peter Wilson

0207 4439862 | 07896678182

peter@dutchanddutch.com

Zach Forest (Forest Real Estate)


zach@forestrealestate.co.uk

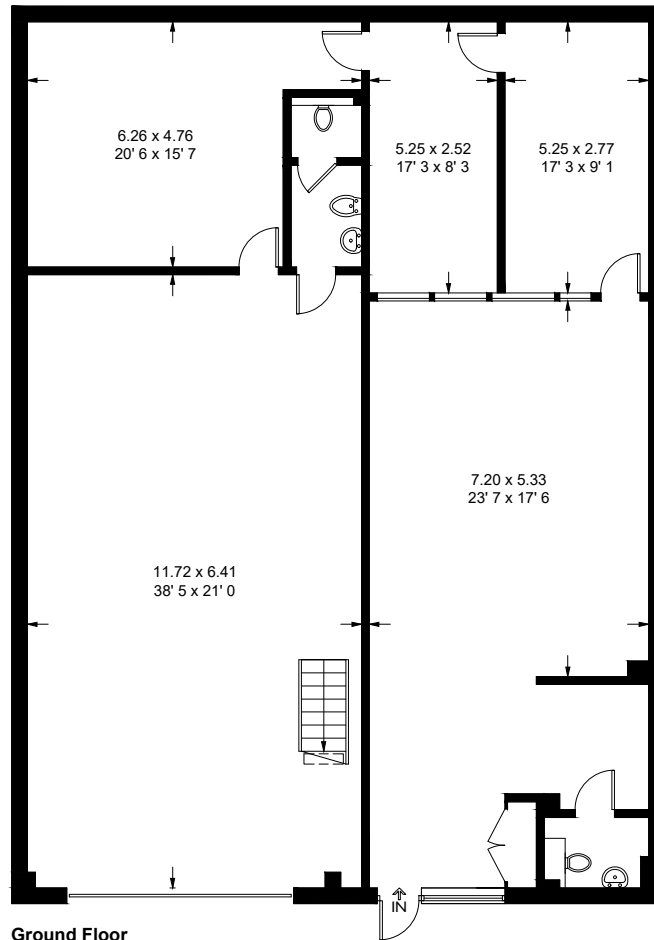
More properties @ dutchanddutch.com

Sovereign Park

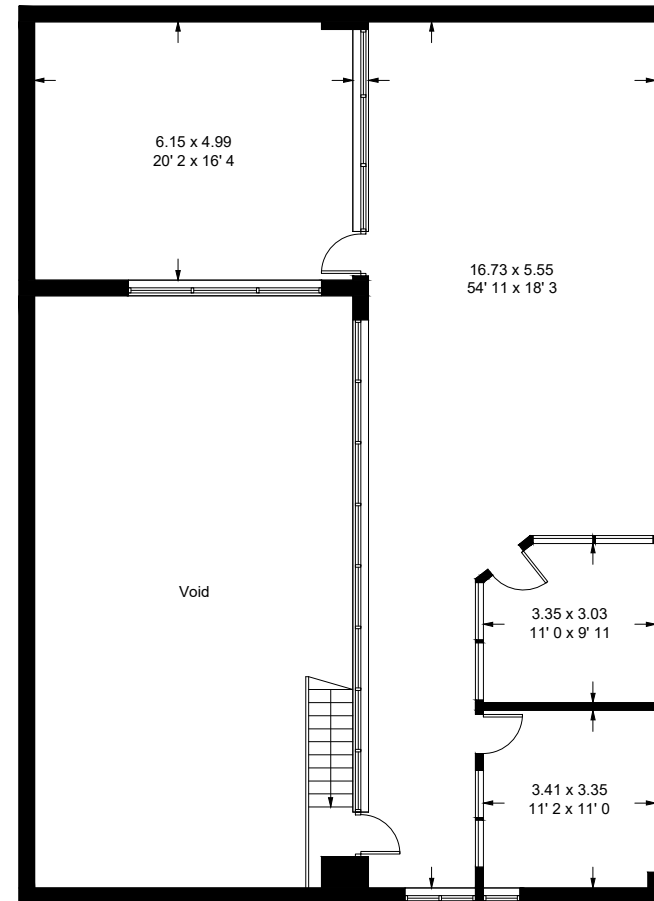
Approximate Gross Internal Area = 3501 sq ft / 325.2 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 3502 sq ft / 325.3 sq m



 = Reduced headroom below 1.5m / 5'0



Ground Floor
2128 sq ft / 197.7 sq m
(Including Reduced Headroom)



First Floor
1374 sq ft / 127.6 sq m
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.