

FLEXIBLE LEASE TERMS AVAILABLE

UNITS 1-3

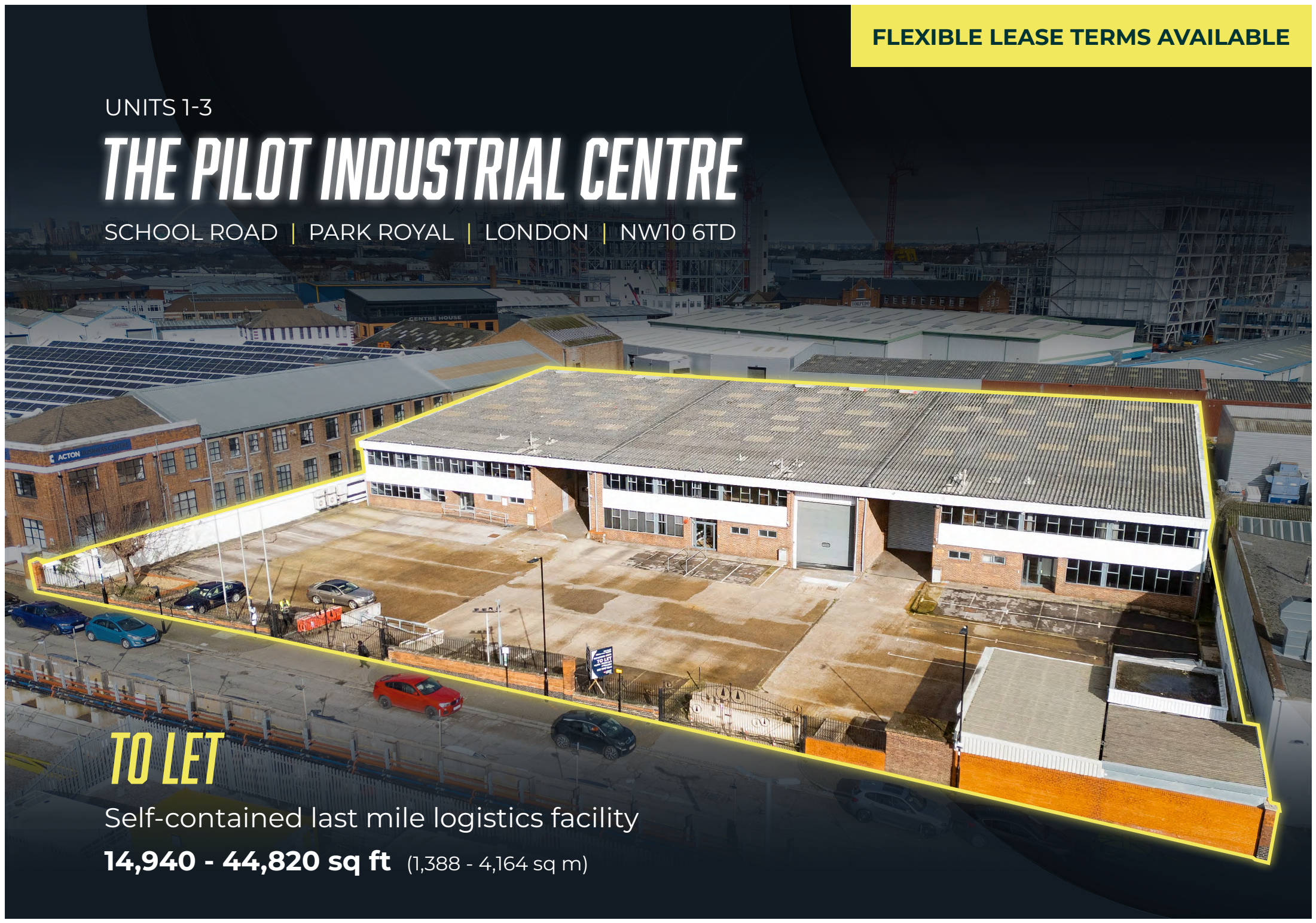
THE PILOT INDUSTRIAL CENTRE

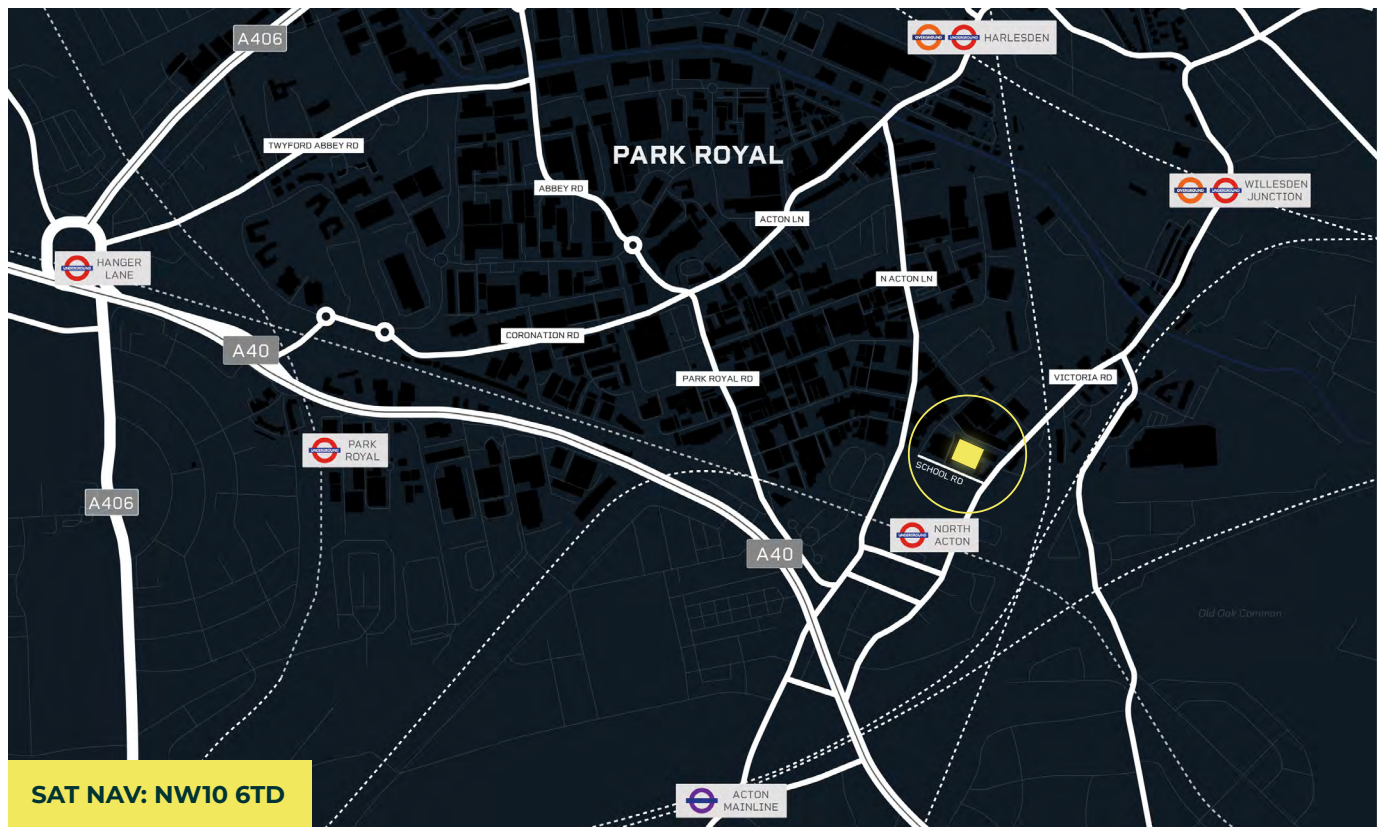
SCHOOL ROAD | PARK ROYAL | LONDON | NW10 6TD

TO LET

Self-contained last mile logistics facility

14,940 - 44,820 sq ft (1,388 - 4,164 sq m)





SAT NAV: NW10 6TD

Connectivity

	North Acton (Central Line)	6 mins walk
	Acton Mainline	15 mins walk
	A406 North Circular	2 miles
	A40 (Gypsy Corner)	0.5 miles
	M4 (J1)	3.5 miles
	M25 (J15)	14 miles
	M1 (J1)	15 miles
	Central London	7 miles
	Heathrow Airport	14 miles

Location

The Pilot Industrial Centre is located in Park Royal in the London Borough of Ealing, which is widely regarded as London's premier last mile logistics location. The property is strategically positioned at the South-Eastern corner of Park Royal industrial estate, one of the closest and well-connected commercial locations to Central London available.

Victoria Road provides direct access to the A40 Western Avenue 0.5 miles (0.8 km) to the south

via the major Gypsy Corner junction. In turn, this provides excellent connectivity to Central London 6.8 miles (10.9 km) to the South East and the North Circular (A406) 2 miles (3.2 km) to the west.

North Acton Underground station is within a 6-minute walk from the property offering access to the Central Line. Acton Main Line and Old Oak Common are also in walking distance.



 ACTON MAINLINE


GYPSY CORNER

WESTERN AVE

 CENTRAL LONDON
7 MILES

A40

 NORTH ACTON

A406 - 1.5 MILES
M25 (J16) - 12 MILES 

A4000

SCHOOL RD

ST LEONARD'S RD

VICTORIA RD

***“ONE OF THE CLOSEST AND WELL-CONNECTED
COMMERCIAL LOCATIONS TO CENTRAL LONDON”***

Description

The Pilot Industrial Centre comprises of a terrace of three industrial units situated on a fully self-contained site of 1980's build, which can be split into three separate units or taken as the whole.

The building is of steel portal frame construction with part profile metal cladding and part brick elevations, with office accommodation provided on both ground and first floor levels. Loading is by way of 3 surface level access loading doors which provide access to a self-contained yard of 29m depth. The site itself extends to 1.505 acres (0.61 hectares) providing a low site coverage of 58%.



TO BE REFURBISHED



THREE LEVEL ACCESS LOADING DOORS



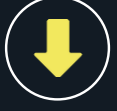
SELF-CONTAINED SECURE YARD



29M YARD DEPTH



WELFARE FACILITIES



LOW SITE COVER



24/7 ACCESS



UNIT 1



UNIT 3



Accommodation

	SQ M	SQ FT
UNIT 1	1,387.97	14,940
UNIT 2	1,387.97	14,940
UNIT 3	1,387.97	14,940
TOTAL	4,163.91	44,820

All figures are GIA



UNITS 1-3

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Rates

Local Authority – London Borough of Ealing

The rateable value of the subject promises is £267,500 per annum. Interested parties are advised to contact the London Borough of Ealing regarding the exact rates payable.

VAT

All rents, prices and premiums are stated exclusive of VAT.

Terms & Tenure

The property is available by means of a new effective full repairing and insuring lease on flexible terms. Rent on application.

Energy Performance Certificate

The EPC is available on request.



Contact



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