



## Unit 2 Sunbeam Industrial Estate

Sunbeam Road, Park Royal, NW10 6JP

**Fully Refurbished Industrial /  
Warehouse Unit**

**2,401 sq ft**

(223.06 sq m)

- Min eaves 4.35m rising to 6.7m
- 3 Phase power
- Allocated parking
- Loading bay
- Electric roller shutter (w: 3.47m x h: 3.64m)
- Painted concrete floor
- LED Lighting
- Translucent roof panels
- W/C
- Gated estate

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## Summary

<b>Available Size</b>	2,401 sq ft
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure
<b>Service Charge</b>	Approx. £2,656.92 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The units are on Sunbeam Industrial Estate directly off Sunbeam Road, conveniently situated in a strategic location in central Park Royal, with access from Chase Road (via Standard Road) and Park Royal Road, both providing access to the A40 Western Avenue to Central London and the A406 North Circular.

The M40 and M25 motorways are to the west. North Acton (Central Line) underground station is approximately 10 minutes' walk from the unit and Park Royal Station (Piccadilly Line) which is approximately 1.5 miles from the property. A number of bus routes also operate throughout the area.

## Description

The premises comprise a fully refurbished mid-terraced industrial / warehouse unit of steel portal frame construction with part brick and part profile cladding elevations beneath an insulated pitched roof. Access to the open plan warehouse is gained via an electric roller shutter door serviced by dedicated loading bay. The unit further benefits from 3 phase power, a max eaves height of 6.7m and allocated parking spaces to the front elevation.

## Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

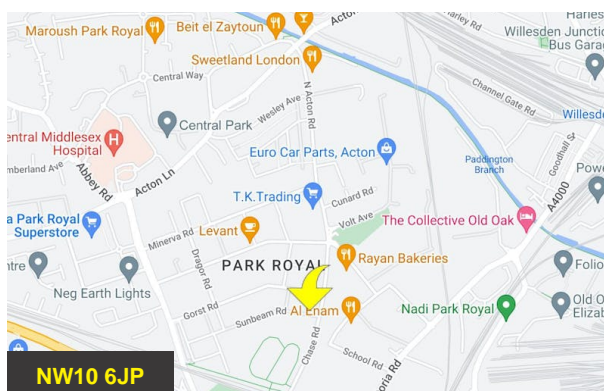
## Accommodation

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

Description	sq ft	sq m
Warehouse	2,401	223.06
<b>Total</b>	<b>2,401</b>	<b>223.06</b>

## VAT

All prices are subject to VAT.



## Viewing & Further Information



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