

TO LET

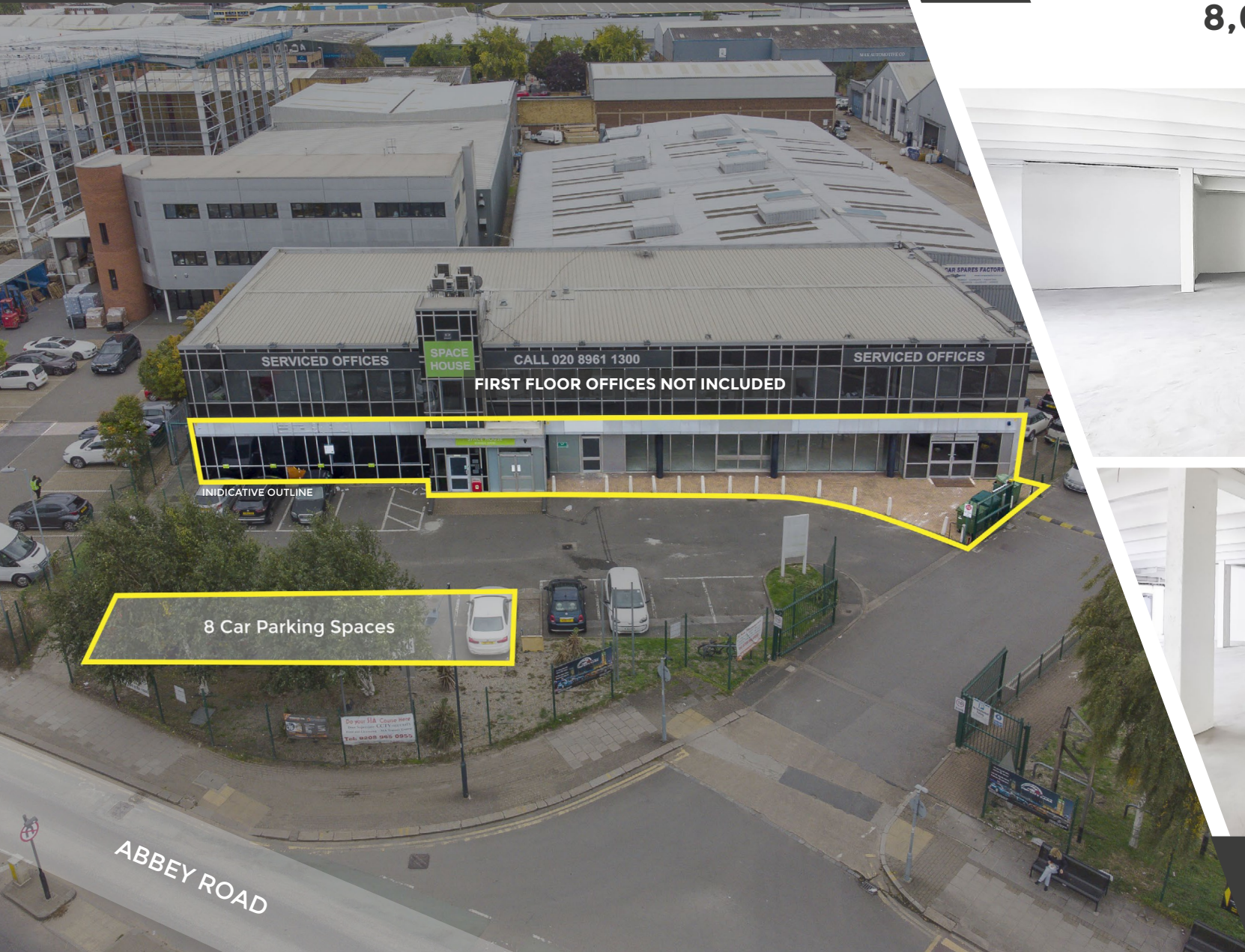
PROMINENT TRADE COUNTER / SHOWROOM UNIT

CLOSE PROXIMITY
TO A40/A406

GROUND FLOOR SPACE HOUSE

SPACE BUSINESS PARK, ABBEY RD
PARK ROYAL, NW10 7SU

8,010 SQ FT (744 SQ M)



TELSAR

CLOSE PROXIMITY
TO A40/A406

GROUND FLOOR SPACE HOUSE

SPACE BUSINESS PARK, ABBEY RD, PARK ROYAL, NW10 7SU

LOCATION

The property is prominently located on Abbey Road, Park Royal which is one of the main thoroughfares into and out of Europe's largest multi-owned industrial estates. The property affords direct access to the A406 NCR and the A40 Western Ave leading to Central London and wider motorway networks. Hanger Lane (Central Line), Park Royal (Piccadilly Line) and Stonebridge Park (Bakerloo Line) underground stations are both within walking distance. Several bus routes also operate in the vicinity.

DESCRIPTION

The premises comprise a prominent trade counter / warehouse unit which boasts a clear open plan layout and benefits from fitted WCs and a kitchenette. Access to the unit is available via a sliding loading door and a pedestrian entrance both located to the front elevation of the property. The unit benefits from 8 allocated parking spaces in front forecourt of Space House.

AMENITIES

- Clear height from 3m - 3.5m
- Front sliding loading door (W:3.05m x H:3m)
- 8 car parking spaces
- 3 phase power
- WC & Kitchenette
- Concrete floor
- Security & fire alarm
- Close proximity to A406 & A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

TENURE

Leasehold - The premises are available by way of a new internal 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

Area	Sq Ft	Sq M
Ground Floor Showroom / Warehouse	8,010	744.15
TOTAL	8,010	744.15

All measurements are based on an approximate gross internal area

RENT

£200,000 per annum
(All prices will be subject to VAT)

SERVICE CHARGE

Approx. £3,200 per annum plus VAT

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

EPC

EPC Rating E-117



VIEWING

By appointments with sole agents.

Dipesh Patel

07906 696666
dp@telsar.com

Jack Pay

07411 576313
jp@telsar.com

TELSAR.com

020 3333 2222

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.