



**11 Barretts Green Road**  
Park Royal, NW10 7AE

## Prominent Hybrid Business Unit

# 5,548 sq ft

(515.43 sq m)

- Walking distance to Harlesden Station (Bakerloo Line)
- Allocated parking
- 2x Loading doors and bay
- Power
- Concrete floor
- WC's & Kitchenette
- LED Lighting
- Fitted office accommodation
- Close proximity to A40 & A406

# 11 Barretts Green Road, Park Royal, NW10 7AE

## Summary

<b>Available Size</b>	5,548 sq ft
<b>Price</b>	£1,600,000.00
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure
<b>VAT</b>	VAT will be payable if applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The premises comprise a prominent modern hybrid multi-level facility with warehouse/storage space located over the ground floor with access provided via two roller shutter loading doors and a loading bay. The two upper floors offer modern office accommodation benefiting from both open-plan and cellular configuration with excellent natural lighting. Further amenities include WC's, lighting and allocated parking spaces to the front elevation.

## Location

The premises prominently located on the corner of Barretts Green Road and Disraeli Road which provides easy access to the A406 North Circular road and the A40. The A40 provides direct access to Central London to the East and the M40 and M25 motorway networks to the West. The property further benefits from being within walking distance to Harlesden Underground Station (Bakerloo Line) which alongside local bus routes provides excellent access into Central London and the surrounding areas.

## Tenure

Freehold.

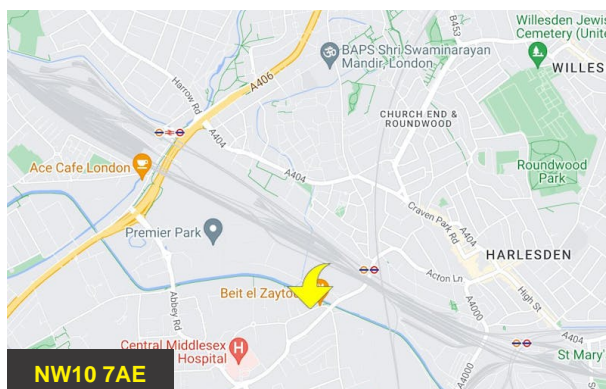
## Accommodation

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

Description	sq ft	sq m
Ground Floor Warehouse	2,870	266.63
First Floor Offices	788	73.21
Second Floor Offices	1,890	175.59
<b>Total</b>	<b>5,548</b>	<b>515.43</b>

## Anti-Money Laundry (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.



## Viewing & Further Information



### Jack Pay

020 3333 2222 | 07411 576313

jp@telsar.com



### Dipesh Patel

020 3333 2222

dp@telsar.com