



Unit 1B Nightingale Road
Park Royal, NW10 4ST

**Light Industrial / Warehouse Unit -
Potentially Suitable For
Redevelopment (STPP)**

2,141 sq ft

(198.91 sq m)

- Walking distance to Willesden Junction Underground Station (Jubilee Line)
- Clear height 2.4m rising to 3m
- 3 Phase power
- Gated loading bay
- Double door loading
- LED Lighting
- W/C, Kitchenette & shower
- Concrete floor
- Ancillary office accommodation

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Summary

Available Size	2,141 sq ft
Price	Price on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated directly on Nightingale Road which is located just off of Harlesden High Street leading directly to the A406 within 2 miles of the premises and in turn the A40 via the Hanger Lane Gyrotory. Within a short walking distance lies Willesden Junction Underground Station (Jubilee Line) providing further access into Central London and the surrounding areas.

Description

The premises comprise of a light industrial / warehouse unit with ancillary storage / office accommodation to the first floor. Access is available via double door loading serviced by a gated loading & parking area to the front. The building benefits from 3 phase power, WC, shower & kitchenette facilities. Potentially suitable for redevelopment (STPP).

Tenure

Freehold.

Accommodation

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

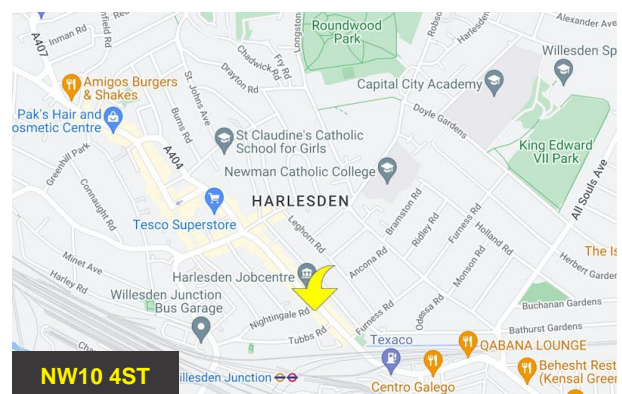
Description	sq ft	sq m
Ground Floor Warehouse	1,259	116.96
First Floor Office / Storage	882	81.94
Total	2,141	198.90

VAT

All prices will be subject to VAT.

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.



Viewing & Further Information



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