

TO LET**BRAND NEW HIGH BAY INDUSTRIAL / WAREHOUSE UNIT****3 Sunbeam Road**

Park Royal, NW10 6JP

15,589 SQ FT (1,448.27 SQ M)

- Min height 8.2m rising to 12.3m to the apex
- Secure loading yard
- Allocated parking
- Gas supply (Capped)
- Translucent roof panels
- Kitchenette
- Ancillary first floor accommodation
- 4x Electric roller shutter doors
- 50 kn/m² reinforced concrete ground floor
- 3 Phase power
- LED Lighting
- Disable, female & male WC's
- Fire alarm

Location

The unit is 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.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	13,150	1,221.67
First Floor Welfare Area	324	30.10
First Floor Storage / Offices	2,115	196.49
TOTAL	15,589	1,448.27
Approx. Secure Loading Yard	1,900	176.52

All measurements are approximate and on a gross internal basis (GIA)

Summary

Available Size	15,589 sq ft
Tenure	Leasehold
Rent	£20 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The premises comprise a brand new, detached high bay industrial / warehouse unit of steel portal frame construction with part brick and part profile cladding elevations beneath a pitched roof. Access to the open plan warehouse is gained via multiple electric roller shutter doors serviced by multiple loading bays and a securely gated loading yard. The unit boasts an excellent clear height of 8.2m rising to 12.3m at the apex, additionally benefiting from 3 phase power, LED lighting and car parking.

Viewings

Through prior arrangement with sole agents Telsar.

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).

VAT

All prices are subject to VAT.

Travel Distances

North Acton Underground Station (Central Line) - 0.4 miles

Park Royal Underground Station (Piccadilly Line)- 1.3 miles

A40 - 0.5 miles

A406 - 1.7 miles

Central London - 8.6 miles

Source: Google Maps



For further information or to arrange a viewing, please contact sole agents:

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