



Unit 23, Park Royal Metro Centre
 Britannia Way, Park Royal, NW10 7PA

Modern Business Unit

2,716 sq ft

(252.32 sq m)

- 3 Phase power & gas
- 7x Allocated parking spaces
- Dedicated loading bay
- Up & over loading door
- W/Cs & kitchenette facilities
- Glass partitioning with integrated privacy blinds
- Close proximity to A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

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Summary

Available Size	2,716 sq ft
Rent	£43,500.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure
Service Charge	Approx. £1,465.20 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The premises are situated with the Park Royal Metro Centre located on Britannia Way linking directly off Coronation Road, considered one of the arterial roads in Park Royal with excellent access both to the A40 Western Avenue which serves Central London to the East and the wider motorway networks to the West and also the A406 North Circular Road. Park Royal Underground Station (Piccadilly Line) is within walking distance of the premises and provides excellent access to Central London.

Description

The premises comprise a modern, end of terrace two story business unit of steel portal frame construction to a mono pitched roof. The entire unit has been fitted out to a very high standard comprising of high quality air-conditioned office accommodation. The ground floor is of cellular configuration what the 1st floor provides a more open plan layout. A small storage area which can be expanded is accessed via a up and over loading door which is serviced by a dedicated loading. 7 allocated car parking spaces have been demised to the property.

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.

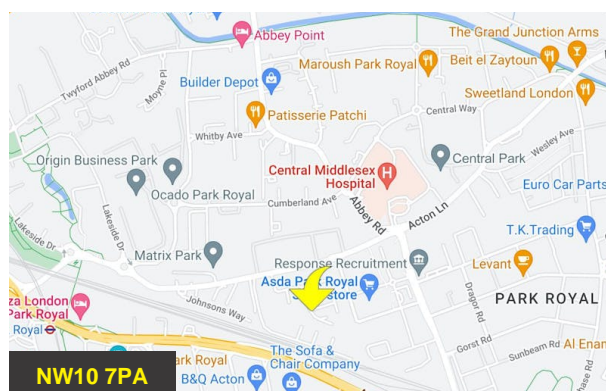
Accommodation

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

Description	sq ft	sq m
Storage / Office	1,358	126.16
First Floor	1,358	126.16
Total	2,716	252.32

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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