



**Unit 18 Oliver Business Park**  
Oliver Road, Park Royal, NW10 7JB

**Modern Two Storey Light  
Industrial / Business Unit**  
**1,905 sq ft**

(176.98 sq m)

- Secure gated estate
- Max eaves height of 4m
- Electric up & over loading door
- Loading bay
- 3 Phase power & gas
- W/C's & Kitchenettes
- Fitted offices with gas central heating
- Dedicated parking spaces
- Walking distance to Harlesden UG Station

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## Summary

<b>Available Size</b>	1,905 sq ft
<b>Rent</b>	£35,000.00 per annum
<b>Business Rates</b>	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
<b>Service Charge</b>	Approx. £3,175.04 per annum.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated on the modern Oliver Business Park which is located in the heart of Park Royal, benefiting from excellent access to the A406 North Circular Road and thereafter M1 to the north of Hanger Lane to the west and thereafter the A40, M40, M25 and the wider motorway network.

The area is well served with public transport with a number of bus routes passing close to the premises with Harlesden Underground Station (Bakerloo Line) is within 1 mile of the property.

## Description

The premises comprise of a modern mid-terraced two storey light industrial / business unit which benefits from fully fitted first floor offices and secured ground floor storage space serviced by an up and over loading door. The unit benefits from 3 phase power, welfare facilities and dedicated car parking spaces with further communal car parking available on the business park.

## 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.

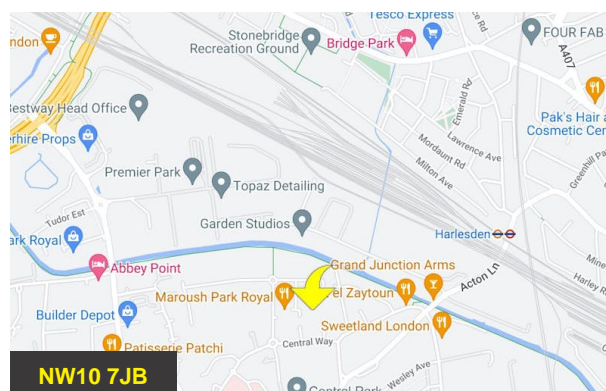
## Accommodation

The accommodation comprises of the following on a GIA basis.

Description	sq ft	sq m
Ground Floor Storage	947	87.98
First Floor Offices	958	89
<b>Total</b>	<b>1,905</b>	<b>176.98</b>

## 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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