



AVAILABLE FROM SEPT 2024

**Unit B 198-206 Acton Lane**  
Park Royal, NW10 7NH

## **Prominent Modern High Bay Warehouse / Storage Unit**

# **4,200 sq ft**

(390.19 sq m)

- Main road frontage
- Min eaves 7.35m rising to 8.21m
- Full height electric roller shutter door
- 3 Phase power & gas
- 2x Allocated parking spaces
- WC
- Walking distance to Harlesden & North Acton UG Station (Bakerloo & Central Line)
- Close proximity to A40 & A406



# Unit B 198-206 Acton Lane, Park Royal, NW10 7NH

## Summary

<b>Available Size</b>	4,200 sq ft
<b>Rent</b>	£65,000 per annum
<b>Business Rates</b>	£27,000 per annum paid directly to Landlord
<b>Service Charge</b>	£2,500 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 has a high profile frontage to Acton Lane which is one of the arterial roads in Park Royal. Situated within an industrial area but also adjacent to the Central Middlesex Hospital. The site is 7 miles West of Central London.

The A40 is 0.5 miles to the South which offers direct access to Central London to the East and the M40 and wider motorway networks to the West. The A406 (North Circular Road) is also within 0.5 miles, providing access to Wembley, Staples Corner and the M1 to the North and Chiswick and the A4 to the South.

Harlesden London Underground Station (Bakerloo Line) and North Acton London Underground Station (Central Line) are within 0.5 miles of the site. There are also numerous bus routes within the area.

## Description

The premises comprise a modern, prominent high bay ground floor open plan warehouse facility accessed via a full height electric loading door with its own dedicated loading apron accessed directly off the Acton Lane. The unit benefits from 3 phase power, gas and a dedicated parking available in a shared yard area adjacent to the unit.

## 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)

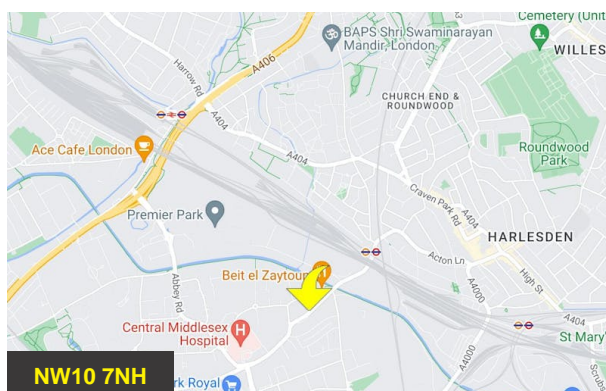
Description	sq ft	sq m
Warehouse	4,200	390.19
<b>Total</b>	<b>4,200</b>	<b>390.19</b>

## VAT

All prices are 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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