

UNIT 7

SPACE BUSINESS PARK
ABBEY ROAD, PARK ROYAL, NW10 7SU

MODERN WAREHOUSE / STORAGE UNIT



TO LET

TOTAL SIZE: 15,728 SQ FT (1,461 SQ M)

***Approx. Power 200 kVA**





Min Eaves Height of 5.25m



Full Height Electric Roller Shutter Door



High Speed Internet Connectivity*



3 Phase Power & Gas
*Approx. Power 200 kVA**



Kitchen



W/C



Iron Gates to Loading Canopy



Translucent Roof Panels



7 x Allocated Parking Spaces



FF Office Accommodation with Comfort Cooling Air Conditioning



Walking Distance to Park Royal, North Acton & Harlesden Underground Stations



Road Links

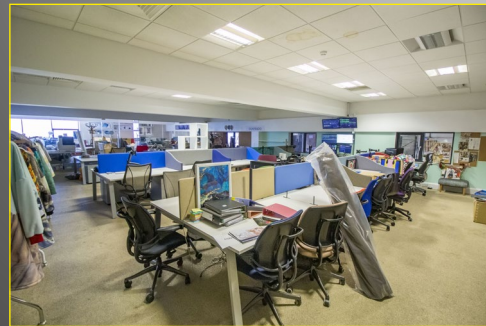
- A40 Western Avenue
- A406 North Circular Road
- M1, M40, M25 & M4



DESCRIPTION

The premises comprise an end of terrace steel truss framed industrial/warehouse facility benefiting from off street loading provisions via a full height electric roller shutter door and a securely covered and gated loading canopy. The ground floor warehouse area benefits from 3 phase power, gas and a minimum eaves height of 5.25m. Fully fitted ancillary office accommodation is situated to the first floor level. Located on the estate the unit benefits from 7 allocated parking spaces.

*subject to confirmation



ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Warehouse	11,840	1,099.97
First Floor Offices	3,888	361.21
TOTAL	15,728	1,461.18

All measurements are based on an approximate gross internal area.

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).

RENT

£306,696 per annum

SERVICE CHARGE

Approx. £2,250 per annum

VAT

All prices are subject to VAT.

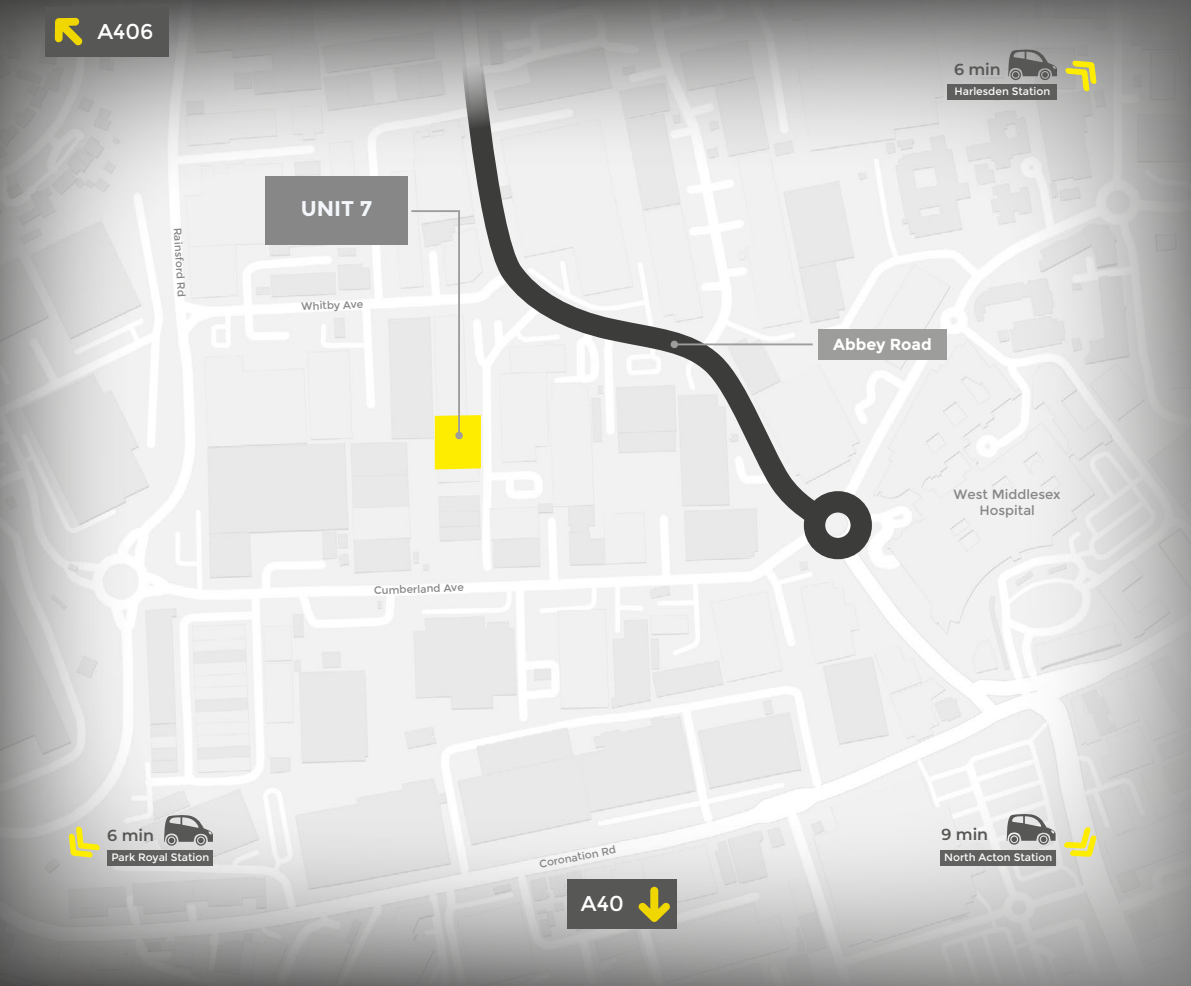
BUSINESS RATES

Interested parties are advised to contact the London Borough of Brent to obtain this figure.

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.

A406



LOCATION

The property is prominently located on Abbey Road, Park Royal which is one of the main thoroughfares into and out of Europe’s largest multi-owned industrial estates. The property affords direct access to the A406 NCR and the A40 Western Ave leading to Central London and wider motorway networks. Hanger Lane (Central Line), Park Royal (Piccadilly Line) and Stonebridge Park (Bakerloo Line) underground stations are both within walking distance. Several bus routes also operate in the vicinity.

Road	Distance (Miles)
A40 Western Avenue	0.8 miles
A406	1.4 miles
M1 J1	4.2 miles
M4 J2	4.4 miles
Central London	8.5 miles
M4 J3	9.3 miles
M25 (J16)	11.7 miles

Underground/Rail	Distance (Miles)
Harlesden	0.7 miles
North Acton	1.7 miles
Park Royal	1.8 miles
Willesden Junction	2.3 miles

Source: Google Maps

SAT NAV: NW10 7SU

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