



TO LET/ MAY SELL

Unit 12 Oliver Business Park, Oliver
Rd, Park Royal, London, NW10 7JB



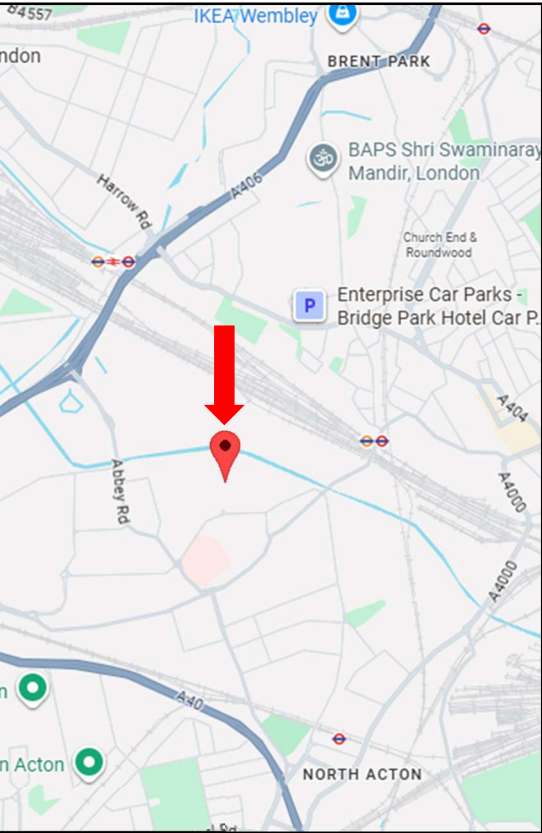
Business Unit

2,350 sq ft / 218 sq m

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 12 Oliver Business Park, Oliver Rd, Park Royal, London, NW10 7JB



Location

The property is located on Oliver Business Park off Oliver Road in the heart of the Park Royal Industrial Estate. The A40 Western Avenue is a short distance to the south of the property and providing access to Central London to the east and the M40 / M25 motorways to the west.

The area is well served with public transport; North Acton (Central Line) and Harlesden (National Rail/Bakerloo Line) London Underground Stations are both within walking distance of the premises and provide a regular service to Central London. A number of bus routes also operate throughout the area, most notably from the Central Middlesex Hospital.

Description

The property comprises a modern end-of-terrace two-storey unit incorporating fully fitted offices on the first floor. The unit is of steel frame construction with part brick and part clad elevations and has the benefit of 4 meters in height. Access to the warehouse is via a set of double doors with a height of 2.1m and a width of 2.2m. The warehouse space benefits from strip lighting, security shutters, gas fired central heating, mezzanine floor, concrete floor and alarm system.

The first floor offices have the following amenities: recessed lighting, suspended ceilings, carpet tiles, a kitchenette, W.C facilities, perimeter trunking and excellent levels of natural light.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £41,500 per annum (£17.65 psf), exclusive of rates and VAT. Alternatively, a sale of the freehold may be considered. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	1,187	110
First Floor - Office	1,163	108
TOTAL	2,350	218
Mezzanine	549	51

Rates

The rateable value is £35,500. The rates payable for 2025/26 are £17,714.50. Interested parties should make their own enquiries via the London Borough of Brent.

Legal Costs

Each party is to bear their own legal costs.

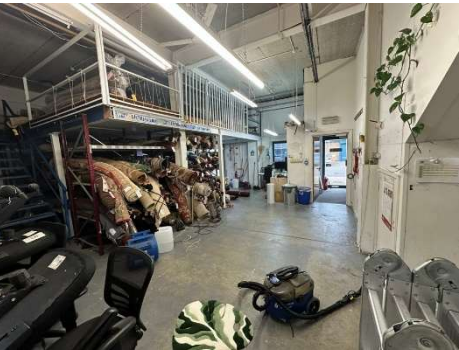
EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood: -

Google Maps



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
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07423 181 840

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Brent. October 2025.

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