



BANK STUDIOS

19-23 Park Royal Road
London NW10 7LQ

TO LET

First and second floors
100 sq ft to 10,000 sq ft
Comprehensively refurbished



CONNECTIVITY

Average journey times* from North Acton Underground via public transport are:

| | |
|----------------------------|---------|
| Shepherd's Bush | 7 mins |
| Victoria | 27 mins |
| Paddington..... | 22 mins |
| Kings Cross..... | 28 mins |
| Waterloo | 28 mins |
| Heathrow Airport 1-3 | 39 mins |

* www.tfl.gov.uk



1. Spice Shack



2. Beirut Nights



6. The Castle

DIRECTORY:

1. Spice Shack /Subway
2. Beirut Nights
3. Cafe Royal
4. Asda
5. Esquire Coffee
6. The Castle - Pub



LOCATION:

The property is located outside the congestion zone on Park Royal Road close to the intersection with the A40 at Gypsy Corner. North

Acton Underground Station (Central Line) is 0.4 miles and less than a 9 minute walk providing direct access into Central London.



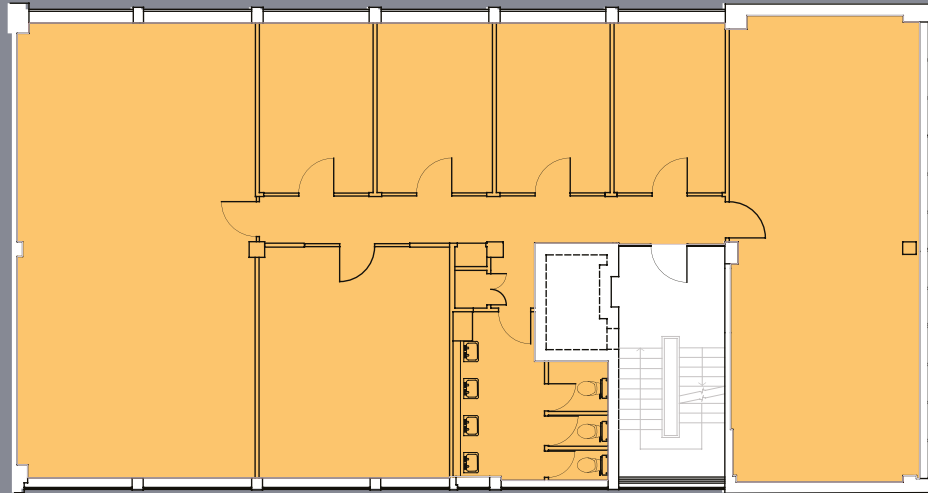
DESCRIPTION:

The property comprises a recently refurbished 5 floor office building. The open plan character office space benefits from brand new services including comfort cooling and heating, also an on-site café. The floor space can be taken as a whole or smaller suites from approximately 100 sq ft.

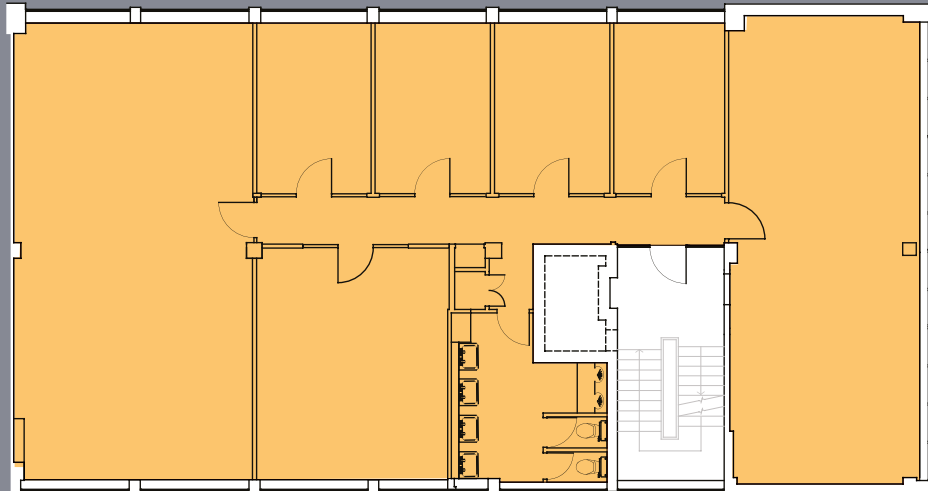
AMENITIES:

- Comprehensively refurbished
- Super fast broadband
- On site café
- 24 hour access
- 5 minutes from Central Line
- Site manager

TYPICAL FLOORS



2nd floor
2,660 sq ft
(247.2 sq m)



1st floor
2,660 sq ft
(247.2 sq m)

ACCOMMODATION:

100 sq ft to 10,000 sq ft
8.2 sq m to 929 sq m

RENT:

£33.50 per sq ft

RATES:

To be confirmed with the VOA

SERVICE CHARGE:

£5.00 per sq ft approximately

TERMS:

Available on a new lease on terms to be agreed.

EPC:

Available on request

FOR FURTHER
INFORMATION PLEASE
CONTACT SOLE AGENT

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