

TO LET BY WAY OF A SUBLEASE

WAREHOUSE / PRODUCTION FACILITY WITH SECURE YARD



Power: 700 kVA*

10 EV Charging Points

CENTRAL PARK ROYAL

46-50 Standard Road, Park Royal, London NW10 6EU

18,520 SQ FT (1,720.56 SQ M) (Yard 11,000 sq ft (1,021.93 sq m))

- Full spectrum of B1(c), B2 & B8 uses
- 700 kVA of power*
- 10x Electric vehicle charging points
- Clear open-plan warehouse layout and fitted offices
- Securely gated yard area of 11,000 sq ft (1,021.93 sq m - 28m depth
- Located in the heart of the Park Royal Industrial District
- 21x parking spaces plus additional off-street parking
- 5.5m clear eaves rising to 7m at roof apex
- 2x full height loading doors (w:4.4m x h:4.75m)
- Ancillary offices to ground & first floor
- Walking distance to North Acton & Harlesden UG Stations
- Close proximity to A40 & A406

ESTABLISHED INDUSTRIAL LOCATION ■ LARGE YARD



18,520 SQ FT (1,720.56 SQ M)

Accommodation

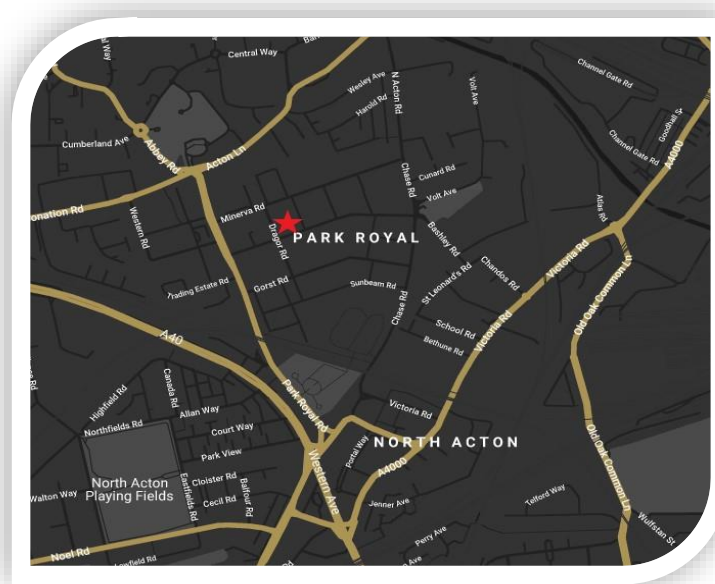
AREAS	SQ FT	SQ M
Warehouse / Production	14,750	1,370.32
Ground Floor Offices	1,885	175.12
First Floor Offices	1,885	175.12
TOTAL	18,520	1,720.56
Secure Yard Area	11,000	1,021.93

All measurements are approximate and on a gross internal basis (GIA). *700 kVA of power is an approximate guide. Interested parties to carry out their own investigations to confirm this figure.

LOCATION

The property is situated on Standard Road which is located off Park Royal Road and Chase Road which are in close proximity to North Acton (Central Line) and Harlesden (Metropolitan Line) underground stations. The unit is located a short distance from the A40 (Western Ave) which affords easy access to the West End and also to the A406 (North Circular Road) via Hanger Lane. The M1, M40, M25 and wider motorway networks can also be accessed from the Hanger Lane gyratory point. Located close to Asda and other amenities in the centre of Park Royal, North Acton underground station (central line) is within walking distance. The 440 bus serves Standard Road, on the Gunnersbury to Stonebridge Park station route.

SAT NAV: [NW10 6EU](#)



TENURE

Available by way of a new sublease, to be contracted outside the provisions of the 1954 Landlord & Tenant Act (pt II as amended).

RENT

£22 PSF
(All prices are subject to VAT)

SERVICE CHARGE

Approx. £3,329.15 plus VAT per annum

BUSINESS RATES

Available from the London Borough of Brent (O20 8937 1525).

LEGAL COSTS

Each party to bear their own legal costs. Any lease assignment will be subject to the Landlord's approval.

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.

DISCLAIMER

None of the amenities have been tested by Telsar.



DESCRIPTION

The premises are situated on a very low site density comprising a modern steel portal frame warehouse facility with ancillary office accommodation over two floors. The property benefits from a remarkably large securely fenced and gated yard area which provides parking and further open storage. With an approximate 700kva* power supply, the property is ideal for production, manufacturing storage and distribution uses. 10x electric vehicle charging points are also included with the property.

For further information or to arrange a viewing, please contact:



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Misrepresentation

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