

UNIT 25



Abbey Road  
Industrial Estate

Commercial Way | Park Royal | London | NW10 7XF

Refurbishment Complete  
**AVAILABLE NOW**



**22,363 sq ft (2,077.6 sq m) TO LET**

Recently refurbished modern industrial/warehouse unit located in the heart of Park Royal





EPC rating A+



Generous yard & parking



6.35 metres clear height rising to 8.5m



3 level loading doors



24/7 access



LED warehouse lighting



Excellent access to A406 North Circular Road & M1



2 x EV charging points



PV panels on roof (60kWp system)



New VRF heating/cooling system to offices



## ACCOMODATION

	SQ FT	SQ M
Warehouse	21,541	2,001.2
Office	822	76.4
<b>TOTAL</b>	<b>22,363</b>	<b>2,077.6</b>

*All areas are approx GEA*









A406  
NORTH CIRCULAR

WEMBLEY  
STADIUM

STONEBRIDGE  
PARK



GARDEN CAMPUS STUDIOS



UNIT 25

LA TUA PASTA



COMMERCIAL WAY

ABBEY ROAD





# Outstanding transport links on your doorstep...

Park Royal is one of the most popular and accessible industrial locations in West London. The estate sits in a prominent position fronting Abbey Road and is within close proximity to the A406 North Circular Road, which links to Junction 1 of the M1 Motorway and the A40 Western Avenue. The A40 provides excellent access to Central London and the wider M40/M25/M4 motorways.

A number of underground stations are located nearby including Park Royal (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo and Overground).

## Address:

Abbey Road Industrial Estate  
Commercial Way, Park Royal  
London, NW10 7XF



On bus routes  
224 & 440

to Harlesden, Wembley  
and Gunnersbury.



Close proximity  
to A406 North  
Circular



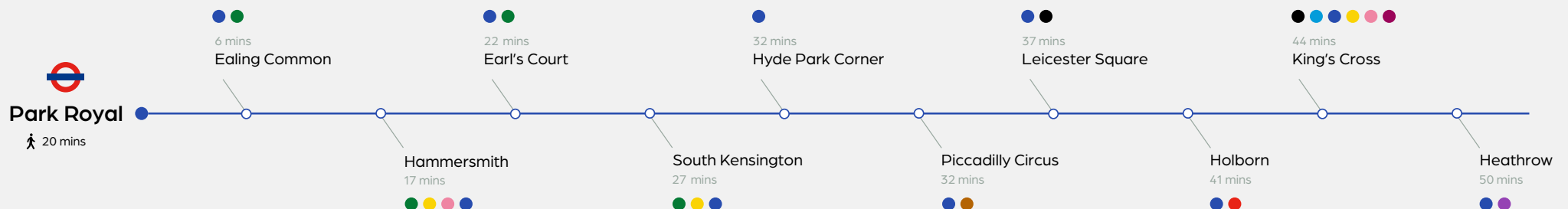
Four tube  
stations

within a 25 minute walk

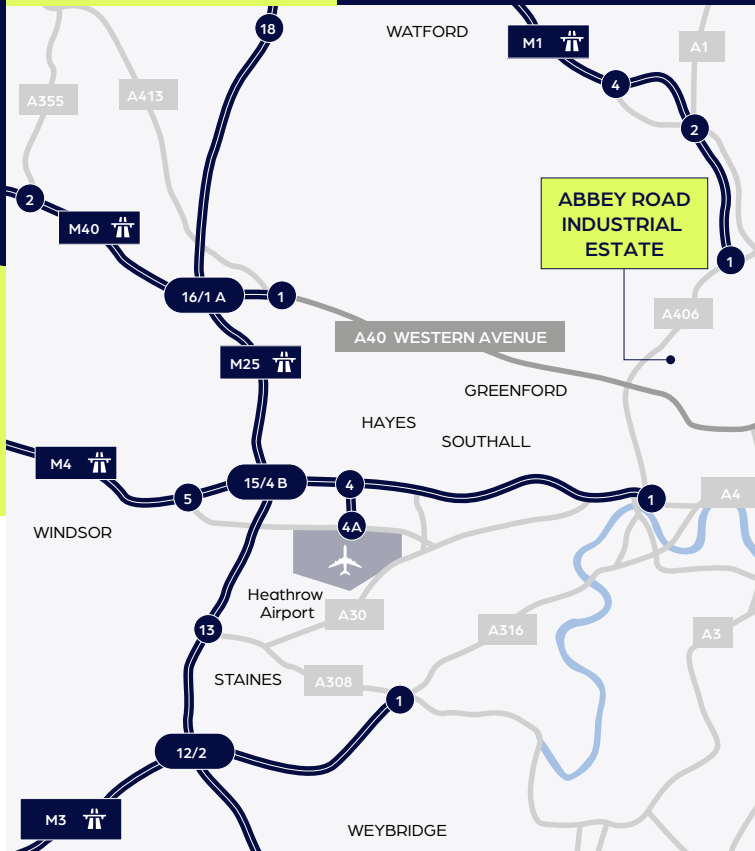


Heathrow  
airport

approx 40 mins by road



POSTCODE: NW10 7XF



The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road in both directions. The A40 Western Avenue is also within close proximity.

BY ROAD	miles
A406	0.6
A40	1.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8

BY TUBE / RAIL	miles
Harlesden	1.0
Stonebridge Park	1.0
Park Royal	1.0
North Acton	1.1
Hanger Lane	1.2

BY AIR	miles
Heathrow Airport	11.9

Source: Google Maps

## RENT

On application

## EPC

EPC rating A+ (-9).

## LEGAL COSTS

Each party to bear their own legal costs.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

## TERMS

The units are available by way of a new lease on full repairing and insuring terms direct from the landlord.



For viewing and further information, please contact the joint sole agents:

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