

PARK ROYAL WORKS

Park Royal Road London NW10 7LQ

TO LET

403 sq ft to 6,057 sq ft





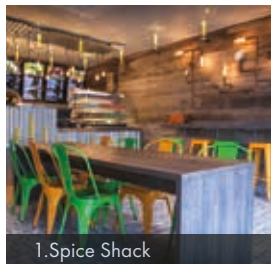


CONNECTIVITY

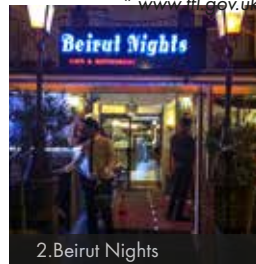
Average journey times* from North Acton Underground via public transport are:

- Shepherd's Bush7 mins
- Victoria27 mins
- Paddington.....22 mins
- Kings Cross.....28 mins
- Waterloo28 mins
- Heathrow Airport 1-339 mins

* www.tfl.gov.uk



1. Spice Shack



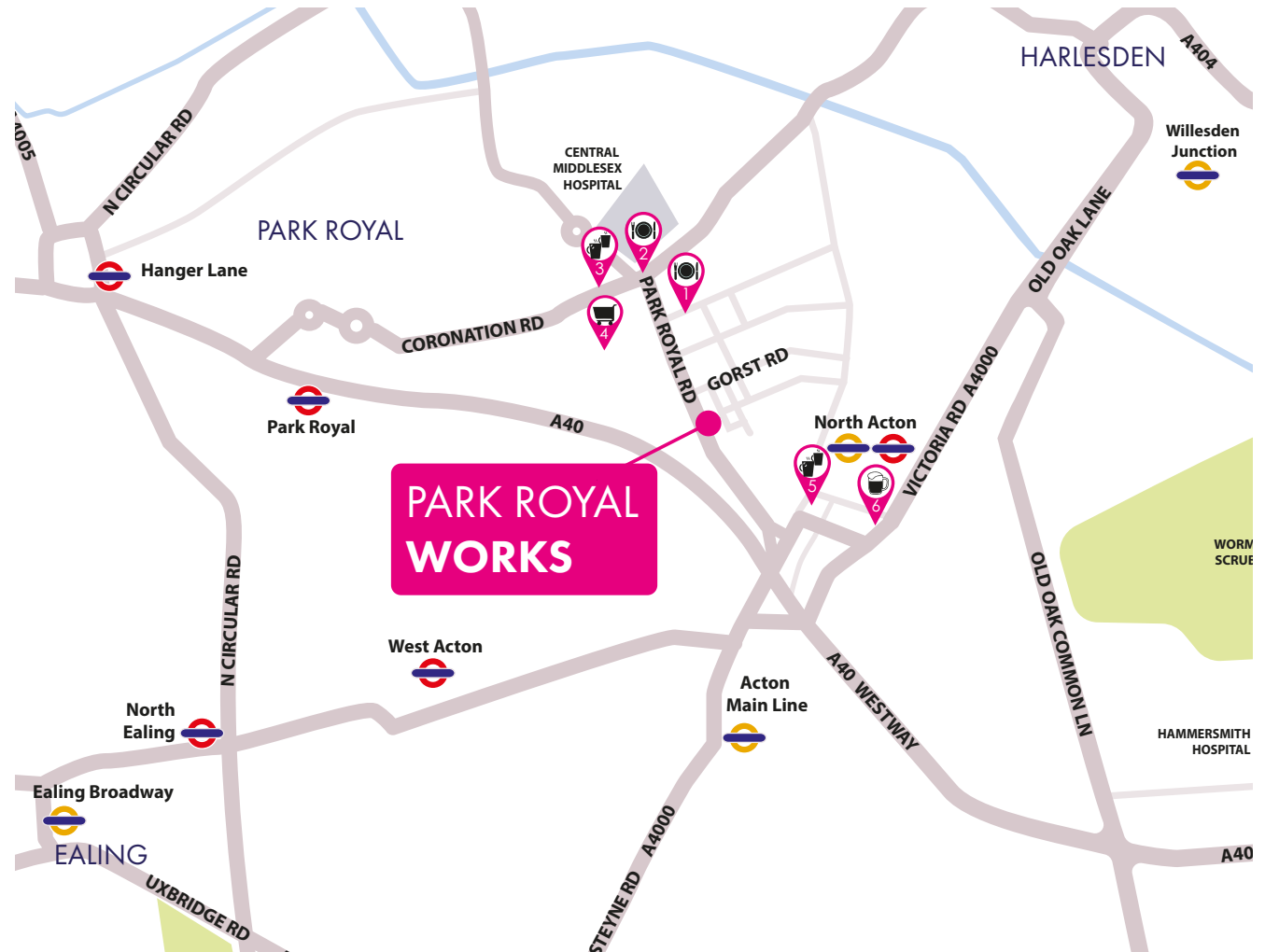
2. Beirut Nights



6. The Castle

DIRECTORY

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

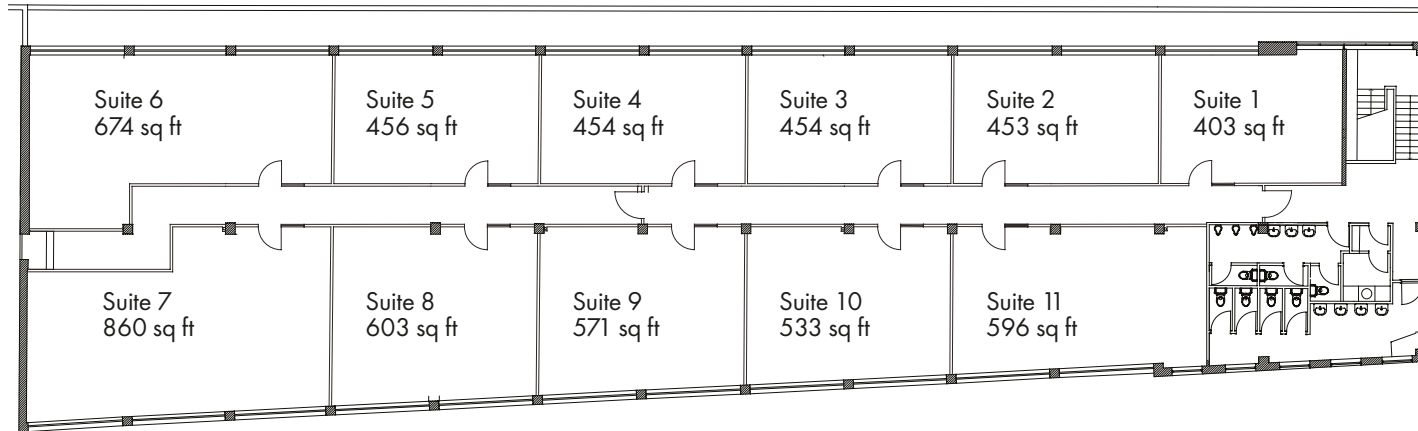


LOCATION

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 a 4 minute

walk and Park Royal Underground Station is a 6 minute walk (Piccadilly Line) providing direct access into Central London.

FLOOR PLAN 2nd floor



ACCOMMODATION

403 sq ft to 6,057 sq ft (37.4 sq m to 562.7 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

DESCRIPTION

The property comprises a recently refurbished 3 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 403 sq ft.

AMENITIES

- Commercial Space to Rent
- High Ceilings
- 24 Hour Access
- Italian Restaurant
- Site Manager
- CCTV
- Self Contained
- Close to Park Royal / North Acton Tube
- Workshop/Office/Studio
- Good Natural Light
- Suspended lighting
- External Storage space

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENT

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