



FOR SALE

Unit 6 Sovereign Park, Coronation
Rd, Park Royal, NW10 7QP



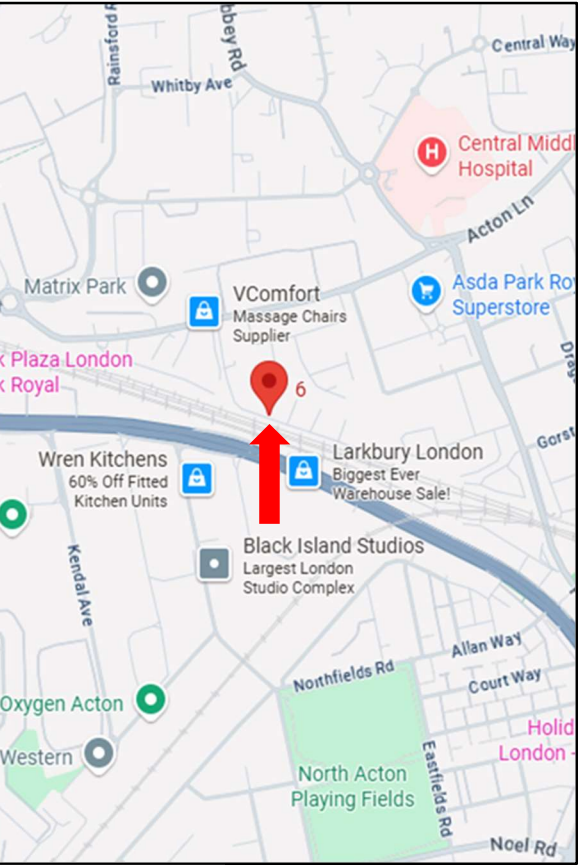
Warehouse Opportunity

3,875 sq ft / 360 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 6 Sovereign Park, Coronation Rd, Park Royal, NW10 7QP



Location

The property is located within Sovereign Park off Coronation Road, in the heart of Park Royal Industrial Estate. The A40 Western Avenue is accessible via Coronation Road, providing access to Central London (east) and the M40/M25 motorways (west). The A406 North Circular Road can also be reached via the A40 or Coronation/Abbey Road, leading to the M1.

The premises benefit from good public transport links, with several bus routes along Coronation Road and Park Royal Road. Park Royal (Piccadilly Line) and North Acton (Central Line) Underground stations are within a 20-minute walk, offering convenient access to Central London.

Description

The property comprises an end of terrace warehouse / industrial warehouse unit of steel portal frame construction with blockwork walls and profile metal cladding. The height to the underside of the haunch is 4.8m rising to approximately 6.4m at the apex. Access to the property is via a manual full height up and over shutter door (height 4.3m and width 4.2m) or separate staff entrance. The space benefits from W.C. facilities, kitchenette, 3 phase power, strip lighting and roof lights.

The first-floor office is predominantly open plan with suspended ceiling, recessed lighting, carpet tiles, central heating and air conditioning. Externally there is a loading area and 2 allocated car parking spaces.

Terms

The freehold interest is available with full vacant possession. At a quoting price of £1,295,000 exclusive plus VAT. Subject to Contract.

Floor Areas

	Sq ft	Sq m
Ground Floor – Warehouse	3,100	288
First Floor – Storage	775	72
Total	3,875	360

Rates

Interested parties are to 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:-



David Theobald
davidt@grantmillswood.com
07974 231 352



Ben Batchelor
benb@grantmillswood.com
07423 181 840

Google Maps



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

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

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