

Abbey Road Industrial Estate

Commercial Way | Park Royal | London | NW10 7XF

TO LET

Modern industrial/warehouse units located in the heart of Park Royal

≠ ⊖

A406 NORTH CIRCULAR WEMBLEY STADIUM STONEBRIDGE PARK



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



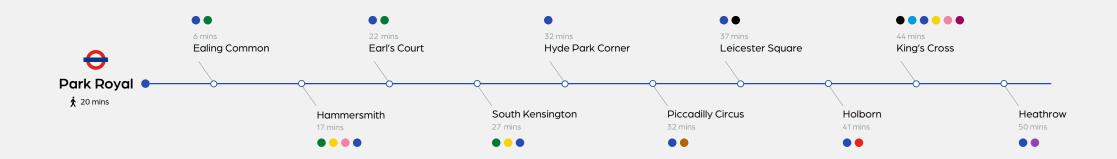
Four tube stations

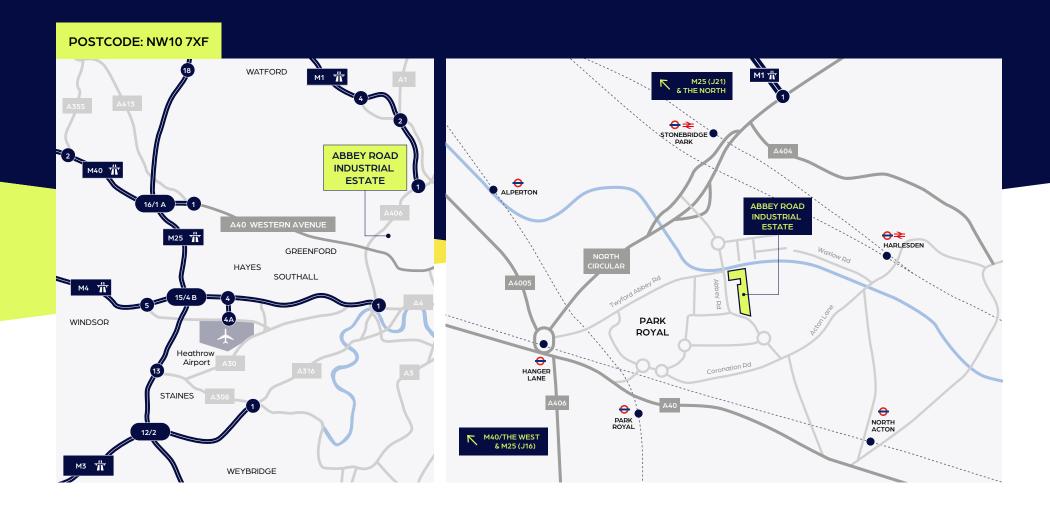
within a 25 minute walk



Heathrow airport

approx 40 mins by road





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.

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

BY TUBE / RAIL	miles
Harlesden ₹ 0	1.0
Stonebridge Park ₹	1.0
Park Royal O	1.0
North Acton \varTheta	1.1
Hanger Lane 😝	1.2
BY AIR	miles
Heathrow Airport	11.9

Source: Google Maps

- Due to undergo refurbishment
- EPC targeted A+
- Approximate eaves height 5.5m
- First floor offices
- Forecourt with parking spaces
- Full height electric loading door
- PV panels installed to roof
- LED lighting

Total	6,298	585.1
First Floor Office	750	69.7
Ground Floor	5,548	515.4
	SQ FT	SQ M





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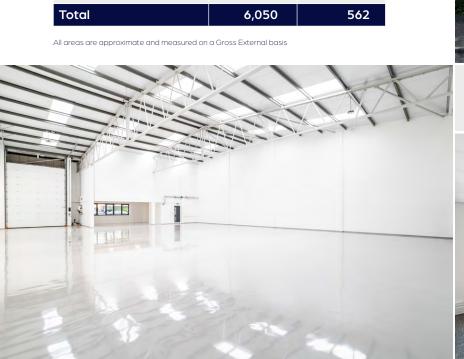
Total	6,333	588.3
First Floor Office	764	71
Ground Floor	5,569	517.3
	SQ FT	SQ M





- Recently refurbished
- EPC A+
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- PV panels installed to roof
- EV charging point
- LED lighting

	SQ FT	SQ M
Ground Floor	5,281	491
First Floor Office	769	71
Total	6,050	562

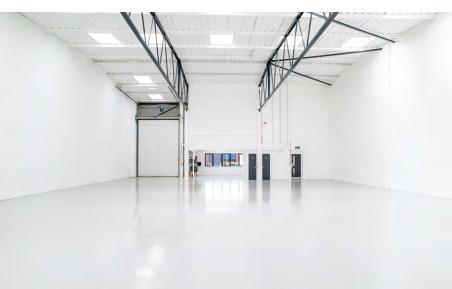






- Recently refurbished
- EPC B
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- LED lighting

Total	5,343	496
First Floor Office	769	71
Ground Floor	4,574	425
	SQ FT	SQ M

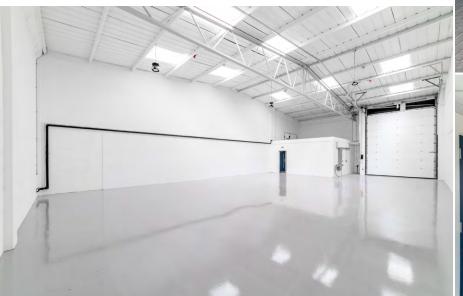






- Refurbishment recently completed
- EPC B
- Approximate eaves height 5.5m
- Forecourt with approx 5 parking spaces
- Full height electric loading door
- LED lighting

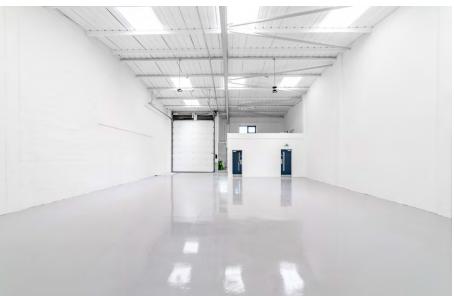
Unit 18	2,510	233.2
	SQ FT	SQ M





- Refurbishment recently completed
- EPC B
- Approximate eaves height 5.5m
- Forecourt with approx 5 parking spaces
- Full height electric loading door
- LED lighting

Unit 20	2,568	471.8
	SQ FT	SQ M







Loading to the front of each unit



24/7 access



Ground and/or first floor office space



Allocated parking

Terms

Units available to rent by way of new full repairing and insuring leases.

Business Rates

Occupiers are invited to make their own enquiries with the Valuation Office VOA.



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

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