



622 WESTERN AVENUE, PARK ROYAL, W3 0TF



**TO LET**

**Industrial / Warehouse / Trade Unit**

**18,610 sq ft with Loading and Parking**

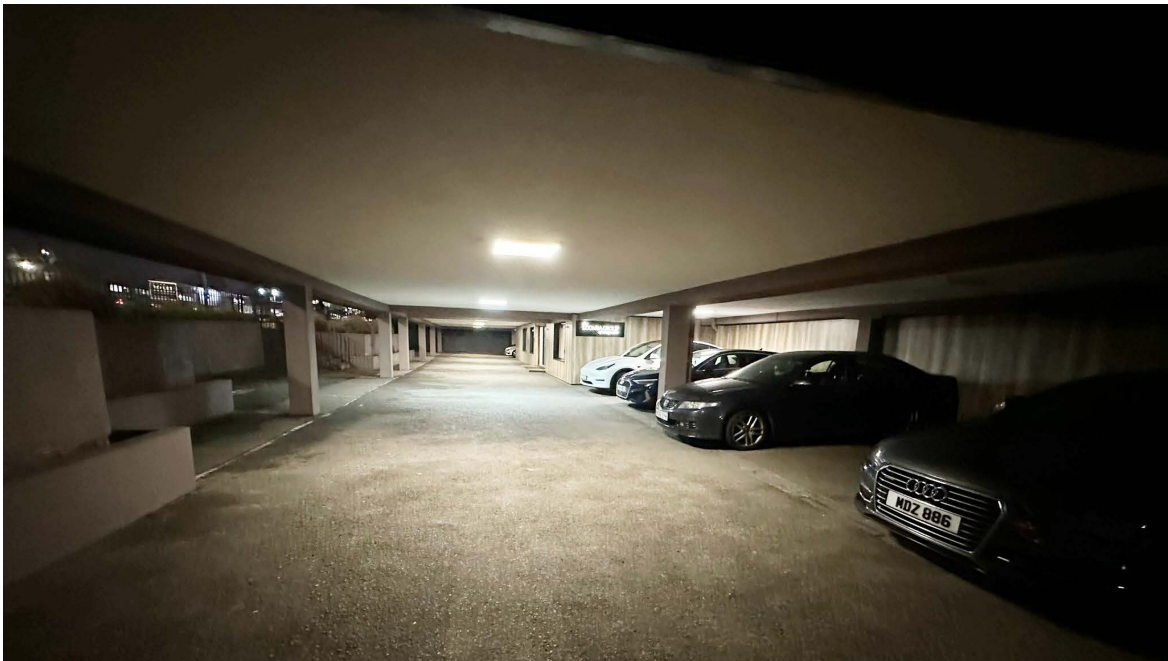
# FLOOR AREA (GIA)

Ground Floor	16,028 sq ft
First Floor Office	2,582 sq ft
<b>Total</b>	<b>18,610 sq ft</b>

## Location / Description

The unit is located directly off the A40 Western in close proximity to Park Plaza Hotel, Aston Martin and Travelodge. On the opposite side of the A40 there are occupiers such as Tesla, Land Rover, Burger King and the Royale Leisure Park (Nando's, Five Guys, Pure Gym and Odeon). The A40 Western Avenue carries around 96,000 vehicles daily and is one of the main arterial routes connecting central London to W/NW London and the national road network beyond (M25, M1 via A406).

The unit comprises a steel portal frame building with first floor offices. The unit has a concrete floor, a clear height of approximately 6m to eaves rising to 7.3m at apex, 3 phase power (300amps per phase on the wall), water, waste and WC facilities. The unit has two sliding concertina shutter doors measuring approx 6m (w) x 5m (h) opening on to a shared yard / loading area.





## RENT

Rent - £23.00 per sq ft exc plus VAT

Rates - To be reassessed

Racking - Racking could be left in situ subject to terms

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 **Grant Mills Wood**  
chartered surveyors

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