



# 57 GORST ROAD

Park Royal, London NW10 6LS

**FREEHOLD CLASS E BUILDING FOR  
SALE WITH EXTENSIVE ROOF SPACE**

**17,023 SQ.FT/ 1,581 SQ.M.**



## EXECUTIVE SUMMARY

- The property is located in Park Royal in the London Borough of Ealing.
- The property sits within Old Park Royal which is an area fast becoming popular with creative businesses in the art, design and tech sectors.
- The property has access off Gorst Road with separate access from the rear off Sunbeam Road.
- The property benefits from excellent connectivity, lying in close proximity to many of the major motorways. It is just 0.5 miles from North Acton Underground Station and the planned Old Oak Common Station.
- The new Old Oak Common train station will be the best-connected rail station in the UK.
- The property comprises a newly constructed attractive industrial style Class E warehouse building with exposed beams, high ceilings and large industrial style windows.
- The property is arranged over four storeys and provides mixed use industrial/office accommodation with a total floor area 17,023 sq ft GIA.
- Freehold with the benefit of Vacant Possession.
- The property is suitable for range of occupiers in the office, flexible workspace, light industrial, creative studio and workshop sectors.





## LOCATION

The property is located within the Park Royal Industrial area within the London Borough of Ealing. Park Royal provides a concentration of manufacturing and distribution centres offering both new and older industrial and office stock. The industrial market spans three London Boroughs; Ealing, Brent and Hammersmith & Fulham. The subject property is located within Old Park Royal, one of London's primary industrial areas which is an area increasingly being used by creative business in the art, design and tech sectors working in shared workspaces and flexible premises.

Benefiting from excellent road, rail and airport connectivity, the Park Royal industrial area supports around 2,000 businesses, across a range of sectors including the creative industries, food manufacturing, logistics, film and prop houses, car repair and vehicle maintenance.

The Old Oak and Park Royal Development Corporation (OPDC) is developing a new West London community and investment in High-Speed Rail 2 (HS2) and the Elizabeth Line is acting as a catalyst or the creation of new opportunities for residents and businesses within the 1,600 acre site. Old Oak Common super hub HS2 station which will have a total of 14 platforms is due to be constructed by 2026. Redevelopment of the area surrounding Old Oak Common has the potential to deliver in excess of 25,000 new homes and 65,000 jobs in Old Oak, as well as 1,500 new homes and 10,000 jobs on the adjoining Park Royal industrial estate.



# SITUATION

The property is situated on Gorst Road with separate access onto Sunbeam Road and close to the junction with Park Royal Road. The property is just 0.5 miles away from North Acton Underground Station on the Central Line.

The majority of neighbouring properties are 1950's style warehouses and Gorst Road continues to redefine itself as an emerging creative hub for the media, art, design, studio and workshop industries.

The property is strategically positioned within in the largest industrial area in Europe in a prime central location which is undergoing substantial urban regeneration, and it will offer many opportunities for growth over the next few years.

Situated within London's largest and fastest-growing creative enterprise zone, the Park Royal Design District (PRDD) offers a unique opportunity for buyers seeking industrial units in a thriving, culturally rich environment. Surrounded by over 400 creatives from fashion designers and sculptors to sustainable innovators, this area has become a magnet for forward-thinking businesses. Units within PRDD, such as those in EX2, Queensrollahouse, and Artistic Spaces, benefit from high demand, strong community programming, and proximity to shared resources like workshops, material exchanges, and showcase events. With strong backing from public and private partners and a rising profile through events like the London Design Festival, the community is ever growing and continues to thrive.



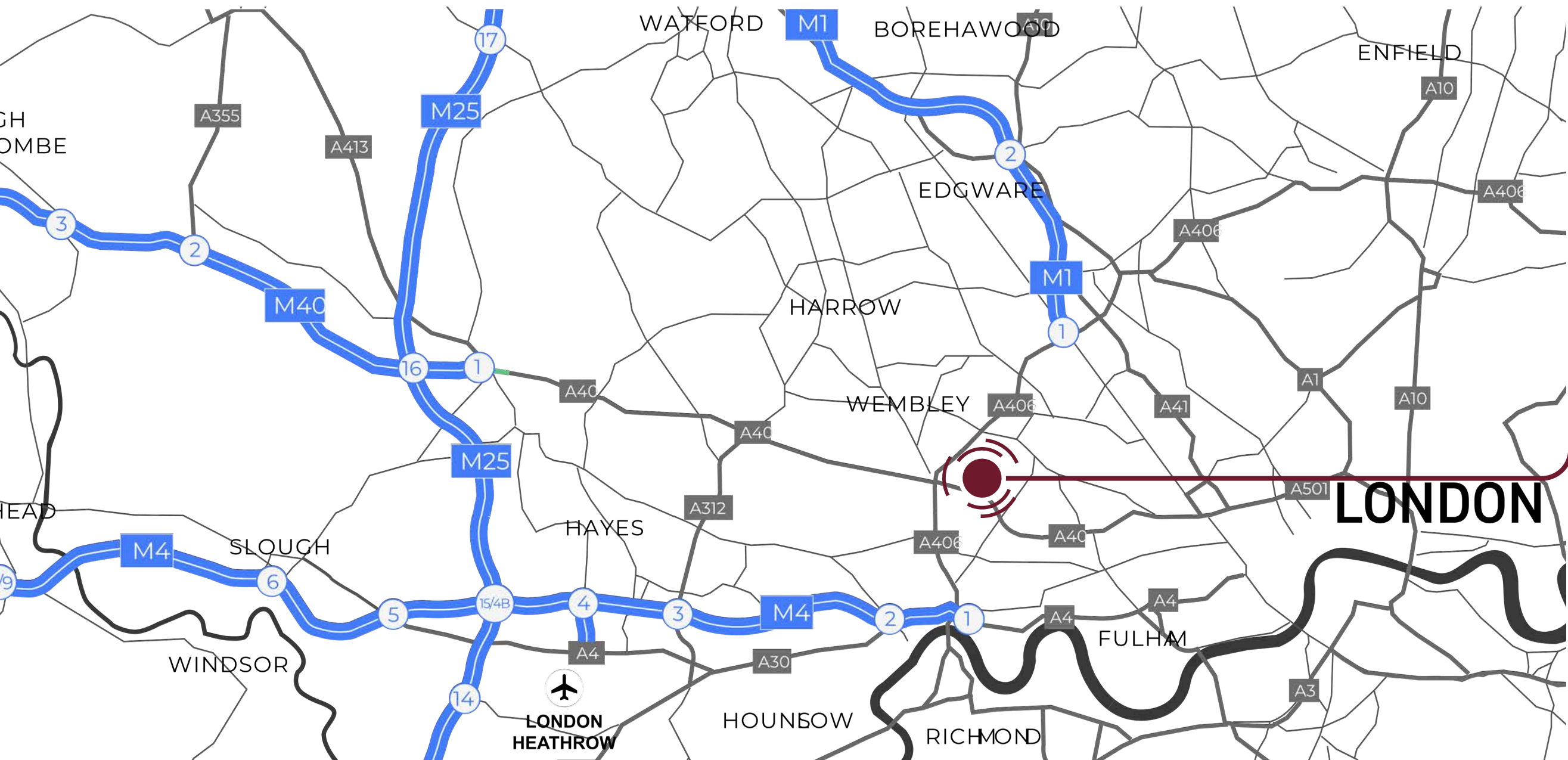
57  
GORST ROAD

# CONNECTIVITY

Park Royal is located close to the A406 North Circular and the A40 (which leads onto the M40) whilst also being able to access key motorways such as M1, M25, M4, M3 and M25.

Park Royal, Stonebridge, Harlesden, Willesden Junction, Hanger Lane, North Acton and Acton Mainline stations all serve the local areas by the London Overground, Bakerloo, Piccadilly, and Central lines. Oxford Circus and Bond Street Stations can be accessed via the Central Line from North Acton in 20 minutes which is just 0.5 miles from the subject property.

Heathrow is approx. 30 minutes away, Luton airport is 45 minutes away and the Eurostar can be accessed from Kings Cross St. Pancras in 30 minutes.



## DESCRIPTION

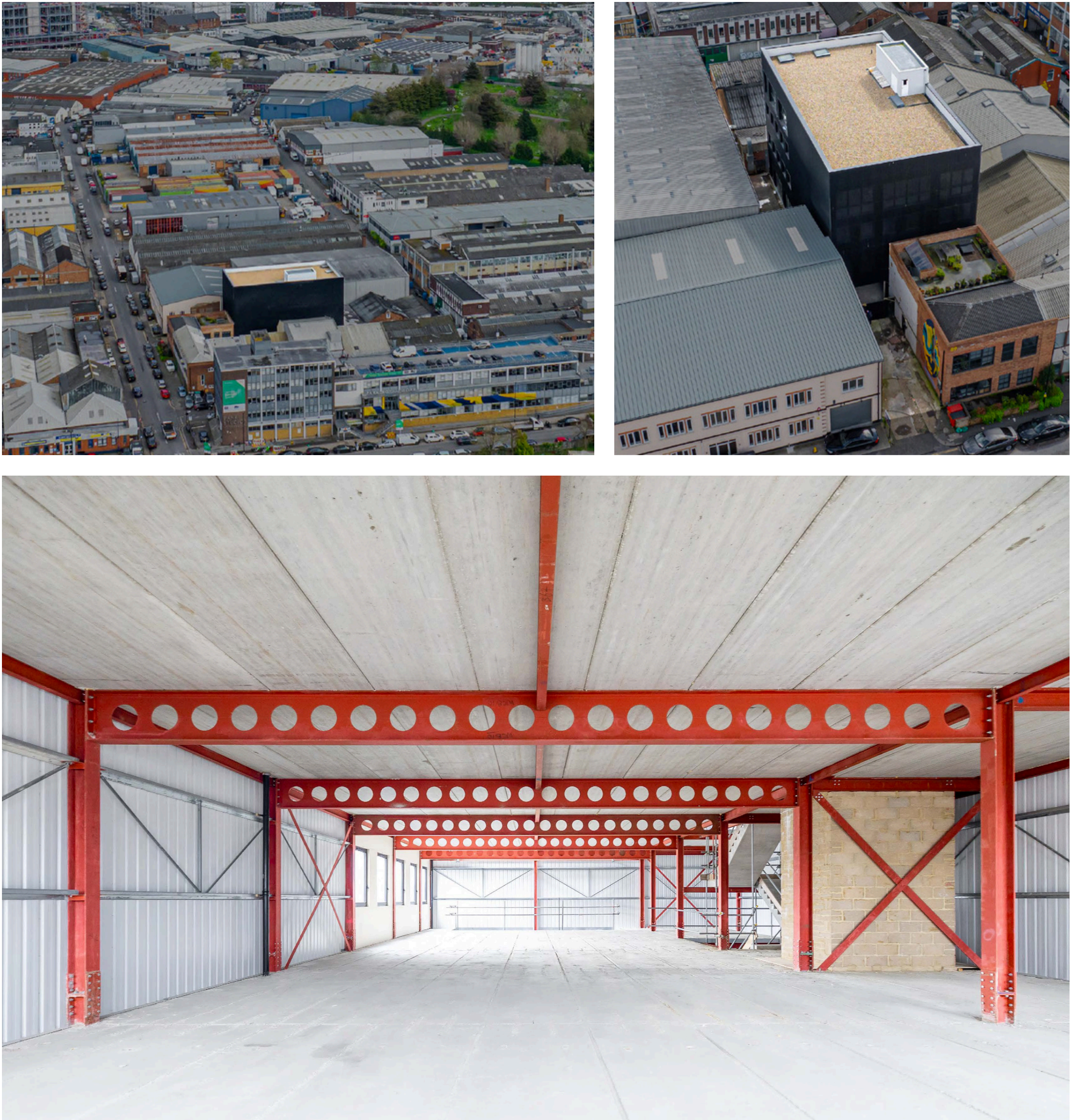
The property comprises a four-storey newly constructed mixed-use building which has been completed to shell and core. The property is accessed via a private driveway from Gorst Road leading to a ground floor main entrance of the building. The building can also be separately accessed via Sunbeam Road at the eastern elevation of the property.

The property benefits from impressive floor to ceiling heights on each floor ranging from 3.5m to 4m. There are attractive exposed beams throughout the property and floor to ceiling height industrial style windows along three elevations of the upper floors. The property benefits from a 4,000 sq ft roof terrace.

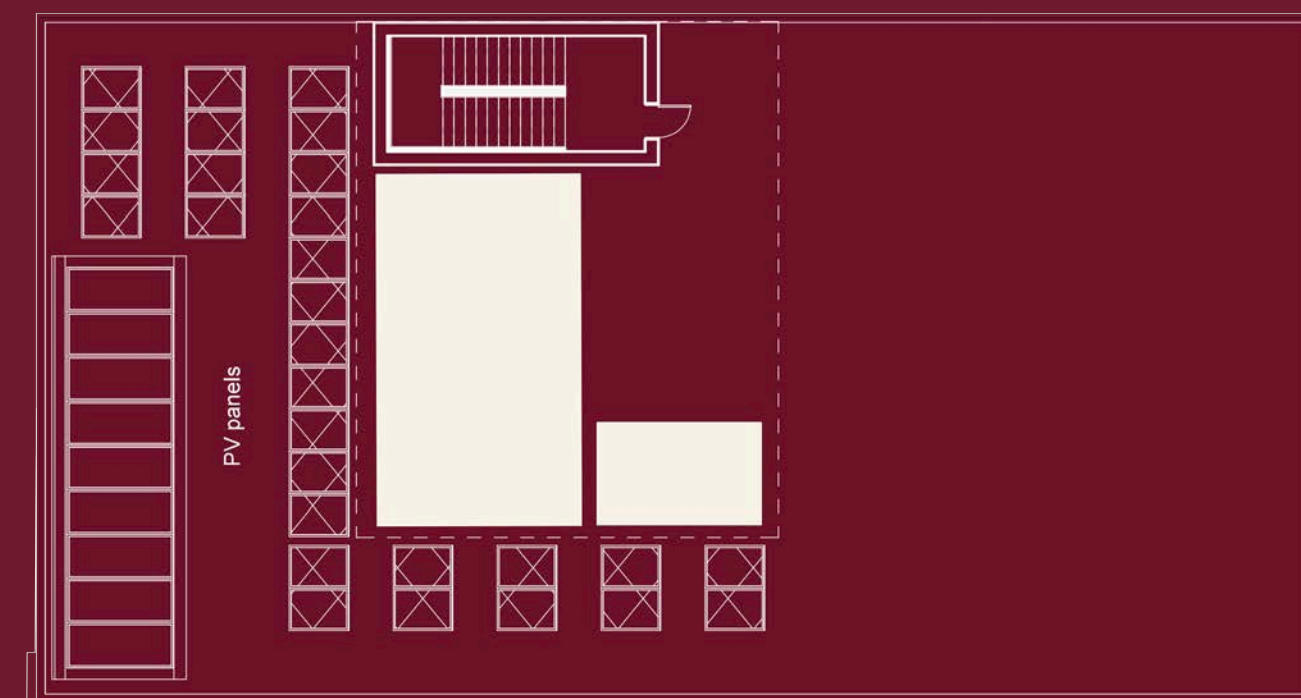
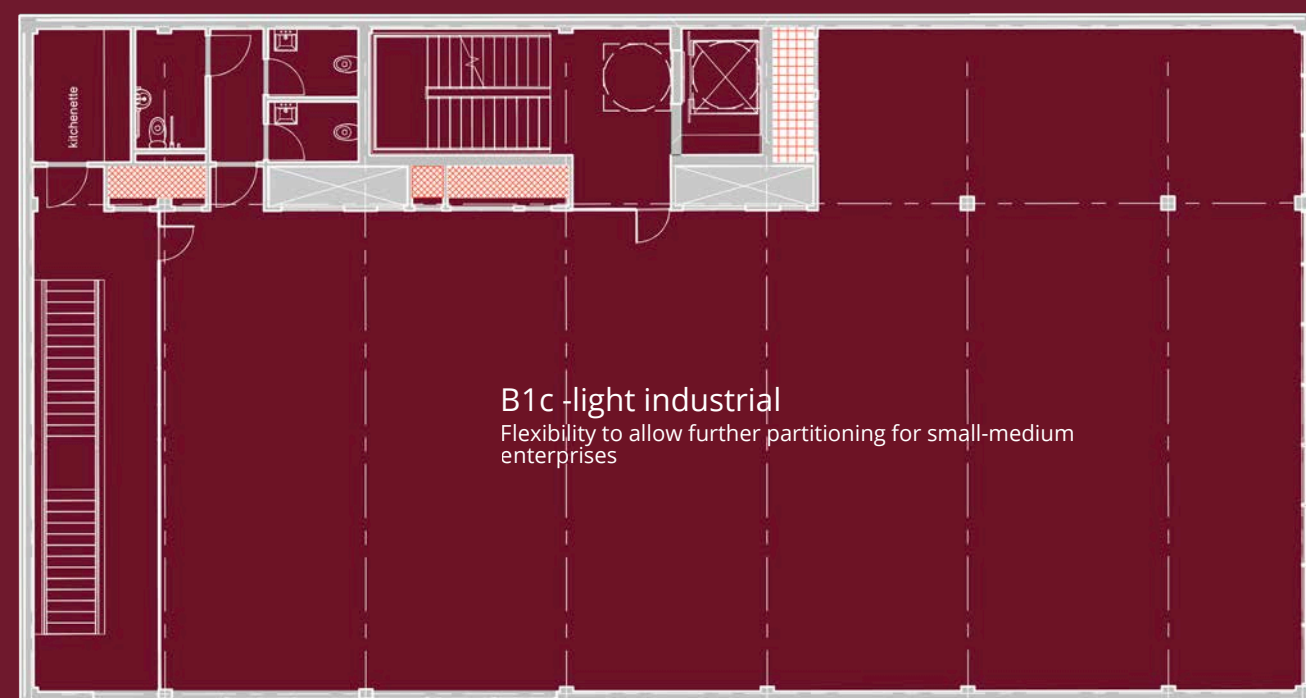
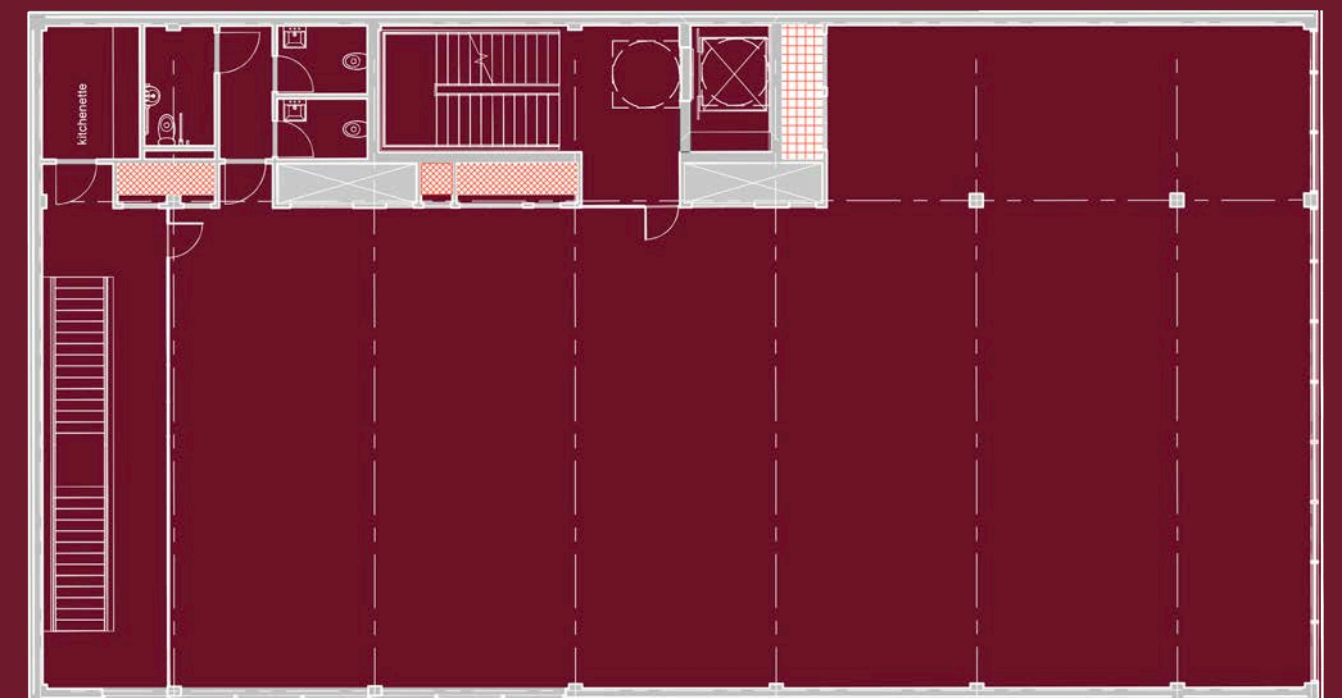
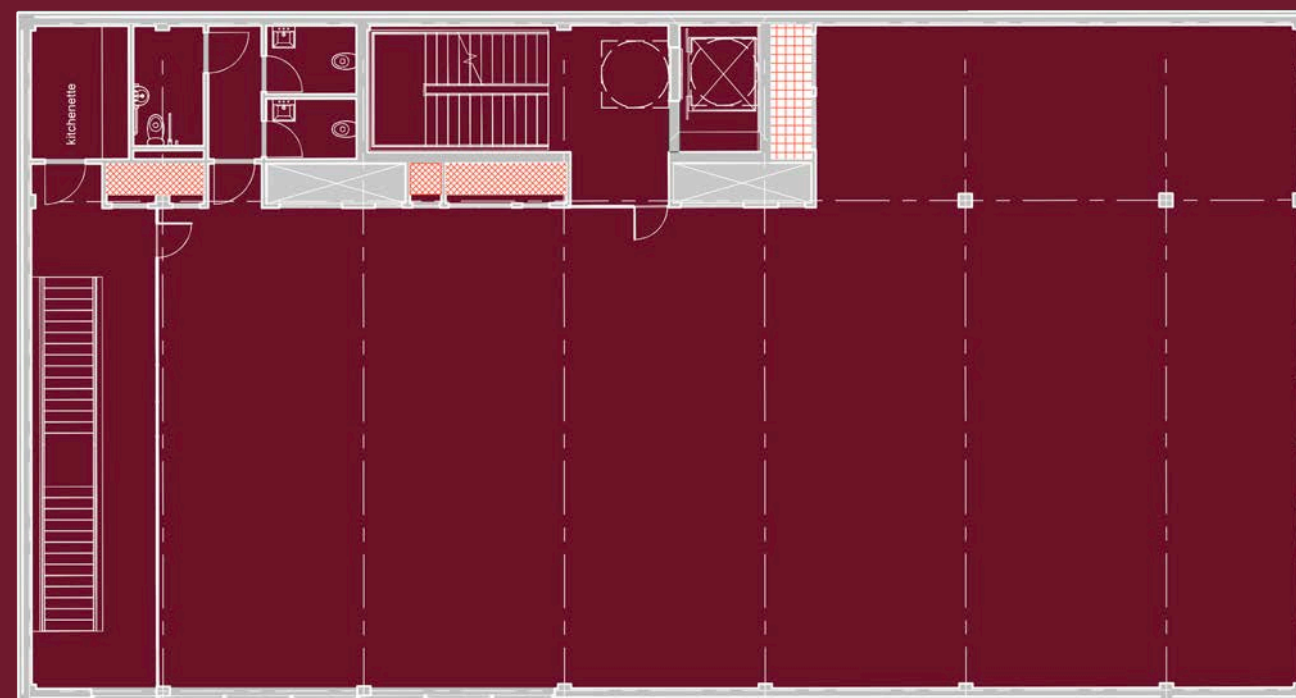
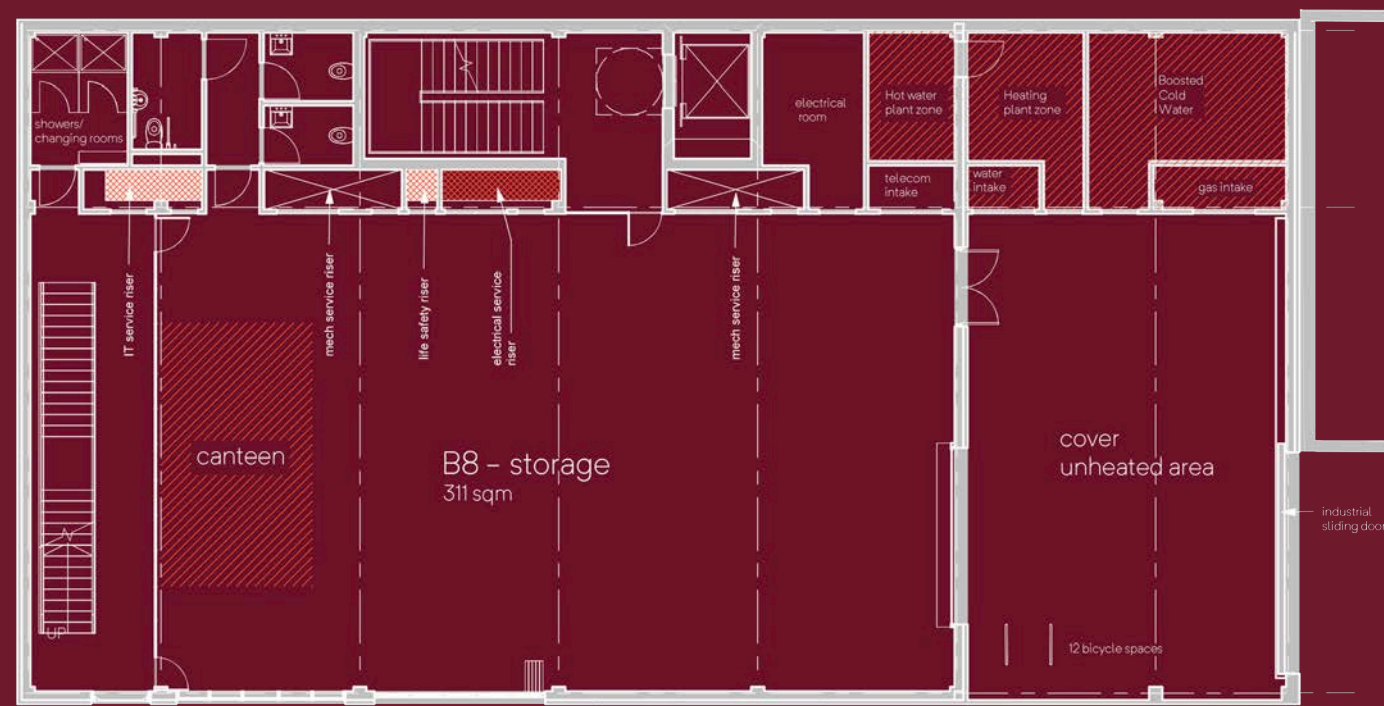
The utilities are in place and the property benefits from capped off services throughout the property. The capped off services to the rear of the property can provide WC's, showers and kitchens on each floor. There is a lift shaft which provides access to each floor level as well as a stair core.

The property is ready to be fitted out and occupied. It could suit a variety of different occupiers in the office, flexible workspace, light industrial, creative studio and workshop sectors.

Floor	GIA Sq M	GIA Sq Ft
Ground Floor	312.3	3,362
First Floor	422.9	4,552
Second Floor	422.9	4,553
Third Floor	422.9	4,556
<b>Total</b>	<b>1,581.5</b>	<b>17,023</b>
Roof Terrace	371.6	4,000

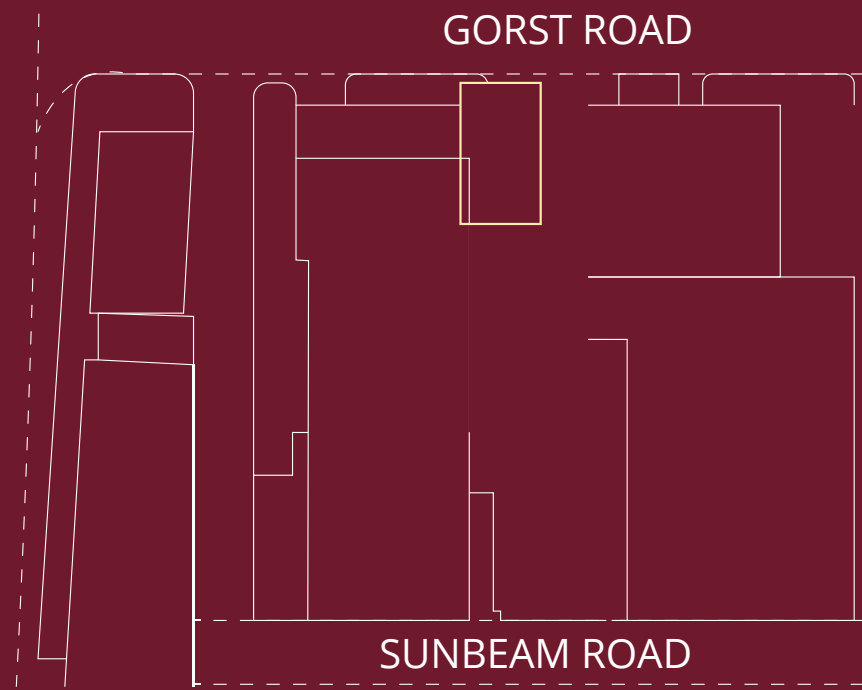


## FLOOR PLANS



## TENURE

The property is held Freehold under Title Number: AGL27764



## PRICE

Upon application.

## EPC

Available on request.

## VAT

The property is elected for VAT.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.  
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. Aug 2025

## FOR FURTHER INFORMATION CONTACT JOINT AGENTS:

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