

NEWLY REFURBISHED

TO LET

PRIME INDUSTRIAL/
WAREHOUSE UNIT
8,330 SQ FT
(774 SQ M)

- 6m Clear Eaves Height ◀
- Dedicated Parking Bays ◀
- Secure Loading Forecourt ◀
- Surface Level Loading Door ◀
- Direct Access to A40/A406 ◀
- Walking Distance to Underground ◀



360°
VIRTUAL VIEWING
AVAILABLE

UNITB

THE SUNBEAM CENTRE
23-25 SUNBEAM ROAD, PARK ROYAL, LONDON, NW10 6JP



360° VIRTUAL TOUR
CLICK OR SCAN CODE




INDICATIVE OUTLINE


Location

The property is located in Park Royal, London's largest business park and sits amongst an established cluster of industrial / warehouse units. Situated on Sunbeam Road, just off Chase Road, the asset benefits from unparalleled accessibility via the A40, A406 (North Circular) and multiple major motorways including the M1, M25 and M4. Its proximity to these networks makes Park Royal an attractive proposition to occupiers fulfilling manufacturing and distribution functions across London.

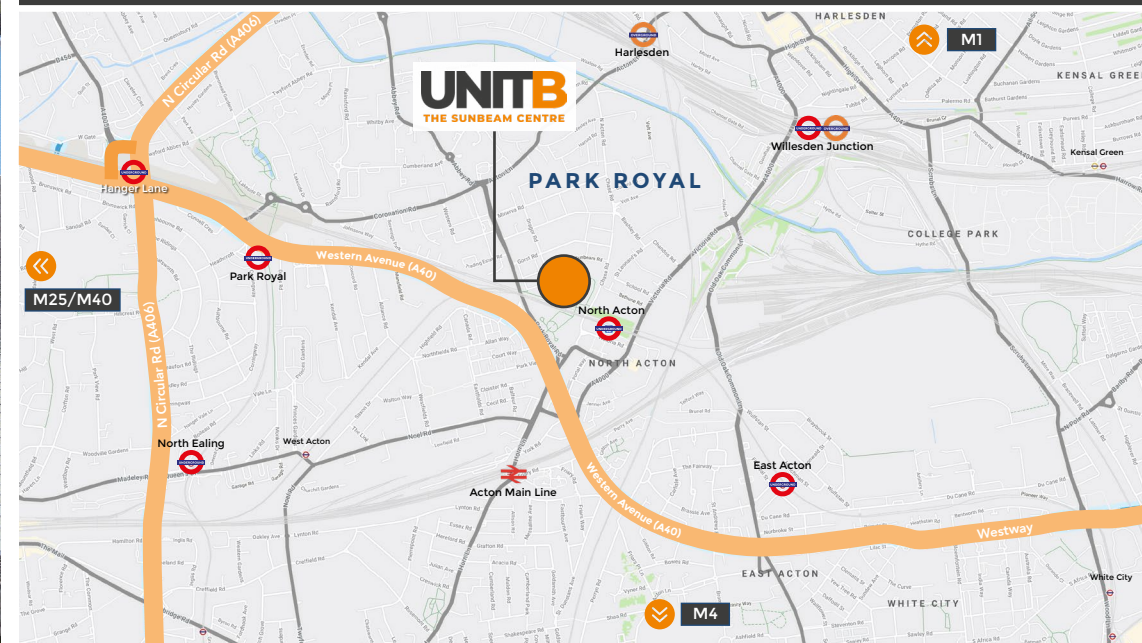
Transport Links

SAT NAV REF: **NW10 6JP**

 Road	Miles
A40 Western Avenue	1
A406 North Circular Road	2.7
M4 (J1)	1.4
M1 (J1)	4.6
M40 (J1)	11.8
M25 (J15)	13
Heathrow Airport	12.2
London City	8.3

 Underground & Rail	Miles
North Acton Station (Central Line)	0.6
Harlesden Station (Overground)	1
Acton Main Line Station (Rail)	1.1
Willesden Junction (Underground & Rail)	1.7
East Acton Station (Central Line)	2
Hanger Lane Station (Central Line)	2
Park Royal Station (Piccadilly Line)	1.9

Source: Google Maps





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Description

The premises comprise a modern industrial/warehouse facility of steel portal frame construction with part blockwork and steel profile metal clad elevations to a pitch roof. The warehouse is of a clear open-plan layout with a minimum clear eaves height of 6m accessed via a full height electric loading door. Quality ancillary office accommodation is arranged over the first floor level. The property benefits from a securely gated loading forecourt and covered canopy. 5 allocated parking bays are situated directly in front of the property with the ability to park additional vehicles within the demised area.

Amenities

- Minimum clear eaves height of 6m rising to 8m at the roof apex
- Concrete floor
- Warehouse lighting
- Translucent roof panels
- Full height electric loading door (w:3.3m x h:4.5m)
- Secure loading forecourt and covered canopy
- Regulation & disabled WCs
- Security grilles to windows
- Three phase power & gas
- Fitted offices with gas fired heating & kitchenette
- 5 allocated parking bays (additional parking available within the demised area)
- Security & fire alarms

Accommodation

AREA	SQ FT	SQ M
Ground Floor	6,810	632.67
First Floor Offices	1,520	141.21
TOTAL (GIA)	8,330	773.88

All measurements are approximate and measured on a gross internal area basis.



Newly Refurbished



Min Clear Eaves Height of 6m
Rising to 8m at the Roof Apex



5 Allocated Parking Bays



Secure Loading Forecourt
Security Grilles to Windows

EPC Rating: **D-84**





Business Rates

Interested parties are advised to contact the London Borough of Ealing to obtain this figure (020 8825 7020) revenues@ealing.gov.uk

Service Charge

£0.40 per sq ft (£3,332 per annum)

Tenure

The premises are available on a new Full Repairing & Insuring lease to be agreed.

Rent

Offers in excess of **£18 psf** exclusive.

VAT

All prices are subject to VAT.

Viewing & Further Information

For further information or to make arrangements for a viewing, please contact joint sole agents:



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