UNIT TO LET

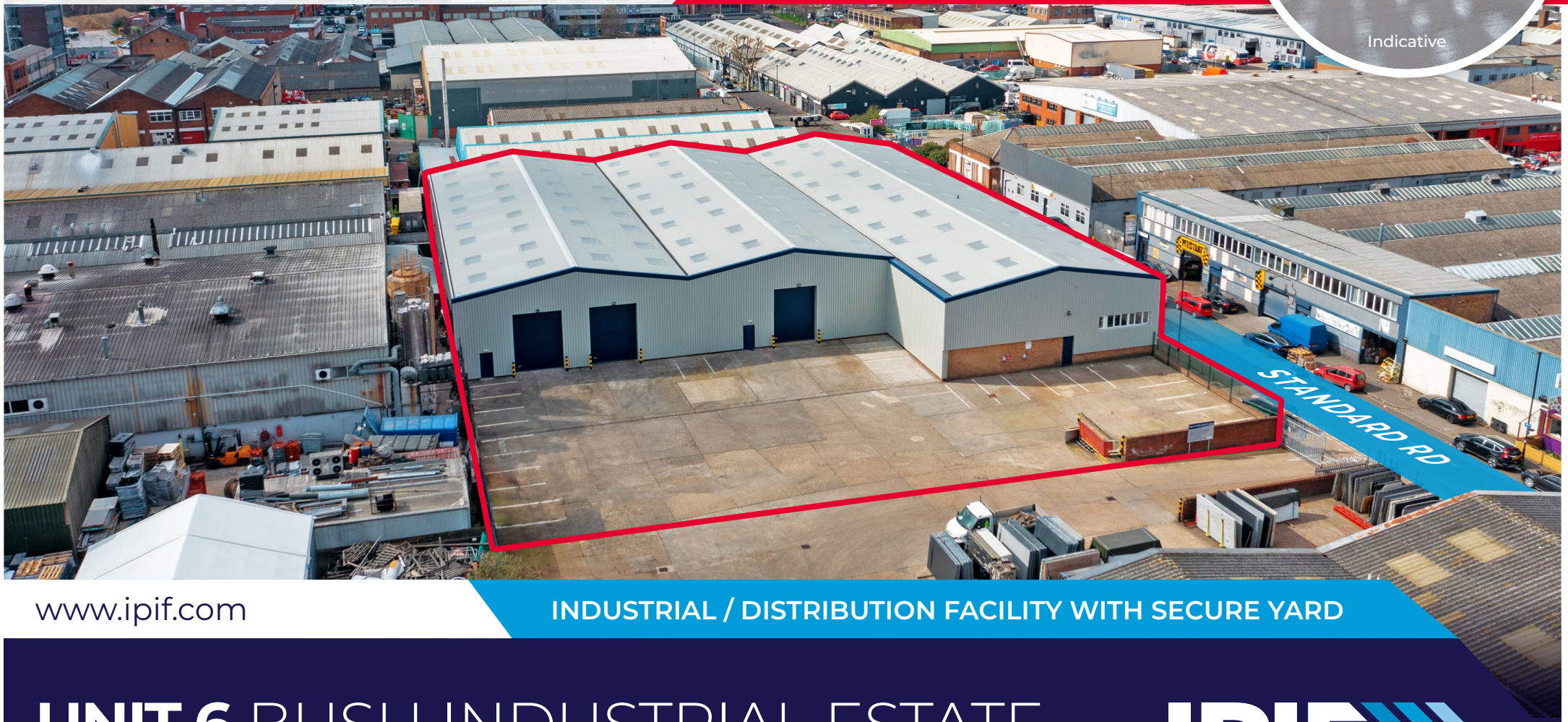
29,774 ft² (2,766 m²)

CLOSE TO A40 & A406

FULLY REFURBISHED

LARGE GATED SHARED YARD





www.ipif.com

INDUSTRIAL / DISTRIBUTION FACILITY WITH SECURE YARD

UNIT 6 BUSH INDUSTRIAL ESTATE

STANDARD ROAD, PARK ROYAL, LONDON, NW10 6DF

IPIF

DESCRIPTION

A fully refurbished, detached steel portal frame industrial/distribution facility benefiting from a large secure shared loading yard. Access to the warehouse is available via three full height electric surface level loading doors serviced by 26m loading bays.

The warehouse benefits from a clear eaves height of 5.3m. Two storey ancillary offices are situated to the front of the property accessed directly from Standard Road. Ample dedicated car parking is available within the yard area as well as to the front elevation of the property.

ACCOMMODATION

The available accommodation comprises of the following approximate Gross External Areas (GEA):

UNIT 6	FT²	M²
GF Warehouse	26,205	2,434
FF Offices	3,569	332
TOTAL	**29,774**	**2,766**





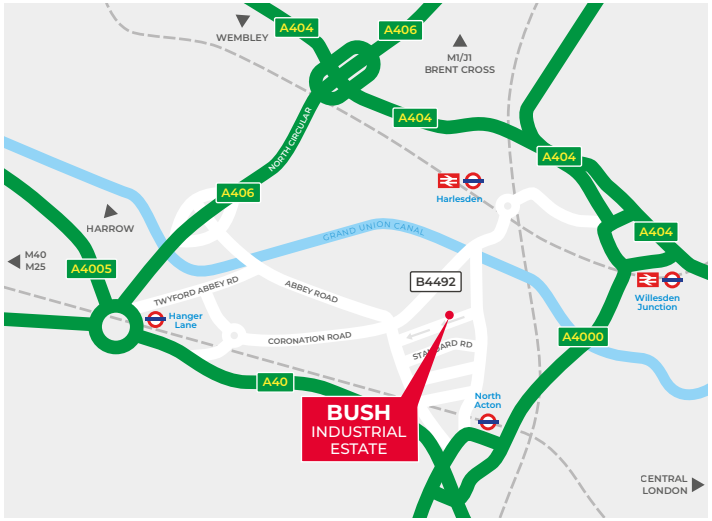


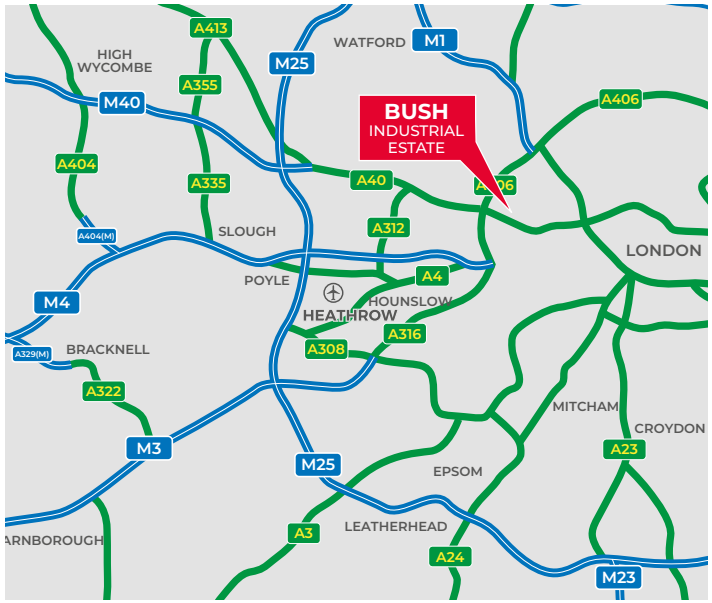
- 26M DEPTH LOADING YARD
- 3 ELECTRIC ROLLER SHUTTER DOORS
- UP TO 5.3M CLEAR HEIGHT
- TWO STOREY OFFICES
- WAREHOUSE LIGHTING
- 2 EV CHARGING POINTS
- 3 PHASE POWER (138 KVA)
- KITCHEN FACILITY
- MALE & FEMALE WCs
- 20 CAR PARKING SPACES

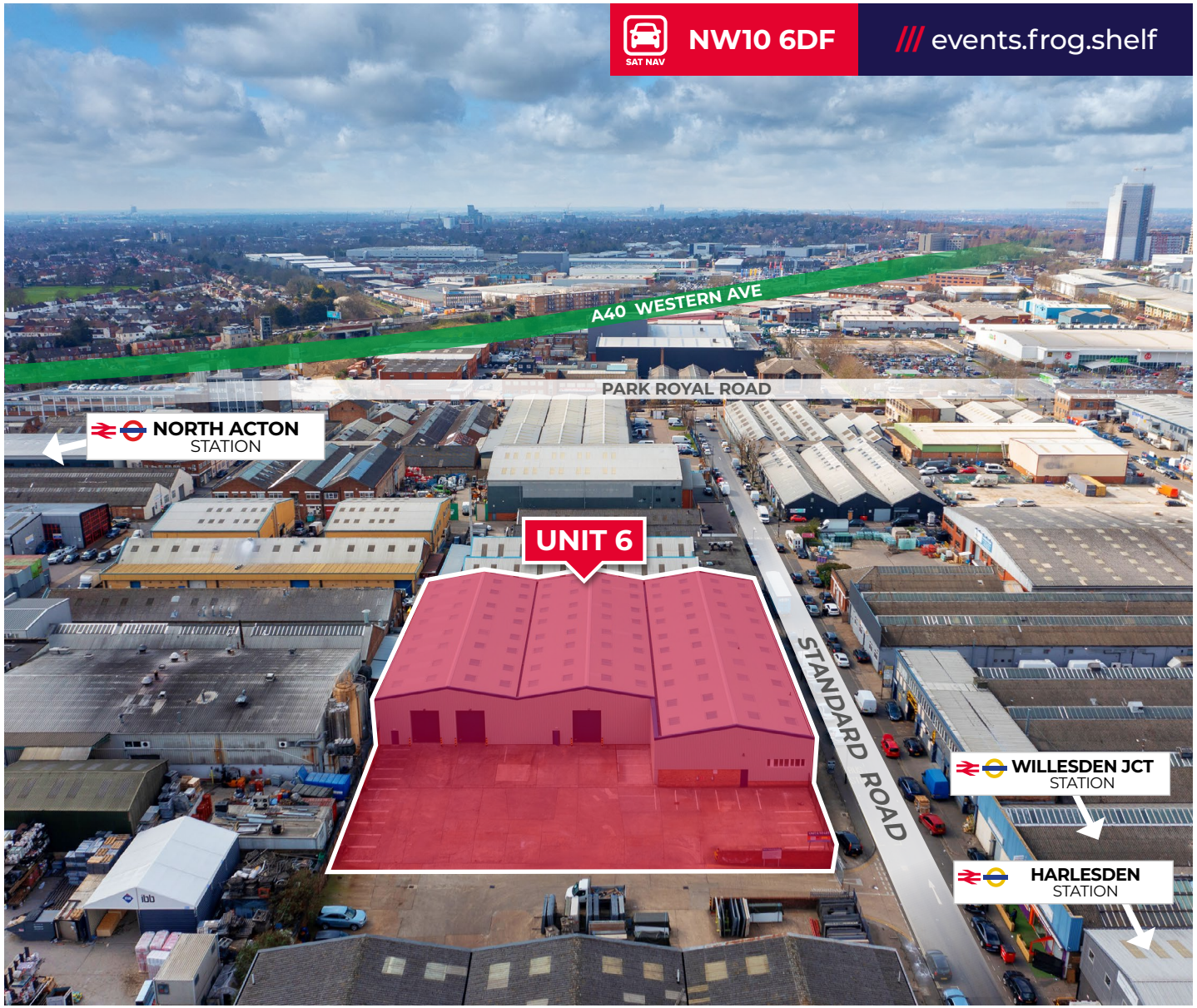
LOCATION

The unit is prominently located along Standard Road in the heart of Park Royal. It benefits from excellent road network and public transport links. Western Avenue (A40) is approx. 0.6 miles south of the property and the North Circular (A406) is 1.8 miles to the north.

North Acton Underground Station (Central Line) is a 13 minute walk from the unit, whilst Harlesden Station (Bakerloo Line, Overground) is a 16 minute walk. Standard Road is also served by the 440 bus which provides services between Gunnersbury Park and Wembley.



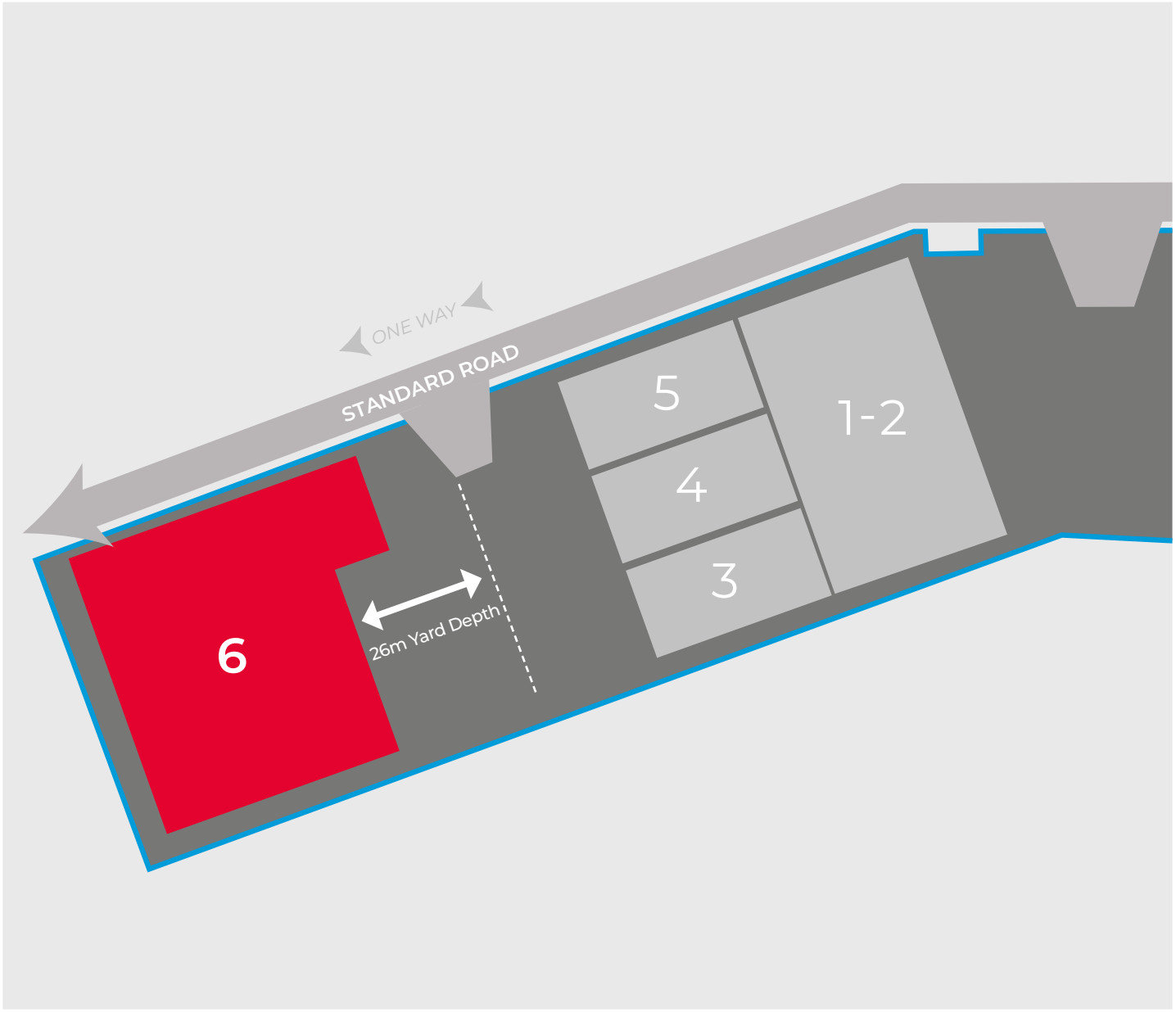




TRAVEL TIMES

Source: Google Maps

North Acton Station	0.7 miles	A40	0.7 miles	Central London	10 miles
Willesden Junction Station	1.5 miles	A406	2.3 miles	M40 (J1)	12 miles
Harlesden Station	1 miles	M1 (J1)	6 miles	M25 (J16)	13.2 miles



BUSH INDUSTRIAL ESTATE

STANDARD ROAD, PARK ROYAL, LONDON, NW10 6DF

LEASE TERMS
Available to let on a new full repairing and insuring lease.

BUSINESS RATES
The property has a rateable value of £322,500 (April 2026). Interested parties are advised to contact The London Borough of Ealing to obtain this information:
Tel: (020) 8825 7020
Email: businessratesteam@ealing.gov.uk

RENT
Rent on application.

SERVICE CHARGE
A service charge is levied for the upkeep and maintenance of the common areas. Further details on application.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction.

VAT
All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING
C-60.

On behalf of the Landlord

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