

# **Fully Refurbished Industrial / Logistics Warehouse Unit**

**23,550 Sq Ft (2,188 Sq M)  
Available Now To Let**



**274 Abbeydale Road  
Park Royal, London, HA0 1TW  
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# Prime Position in West London

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274 Abbeydale Road emerges as a prime epicentre for industrial and logistics, nestled within the esteemed Abbeydale Industrial Estate adjacent to the renowned Park Royal, widely recognised as the largest and premier industrial location in the country.

This strategic placement offers unparalleled advantages for business seeking connectivity and accessibility within the logistical landscape. Abbeydale Road provides great access via the A406 and A40 Western Avenue to Central London and the wider motorway network (M1, M4 and M40).



# Rewriting London's Last Mile Logistics

Unit 274 has been fully refurbished both internally and externally. This includes a full office re-fit with LED lighting, HVAC, Solar PV and EV chargers.



Prime London Location



Extensive Refurbishment



Ground and First Floor Offices



150 kVA Power Supply



Secure Yard and Car Parking



25m Yard Depth



8.67m Clear Internal Height



18 Car Parking Spaces



4 Dock Level Loading Doors



Level Access Options Available



Rooftop Solar PV



4 EV Charging Points



EPC A



BREEAM Excellent

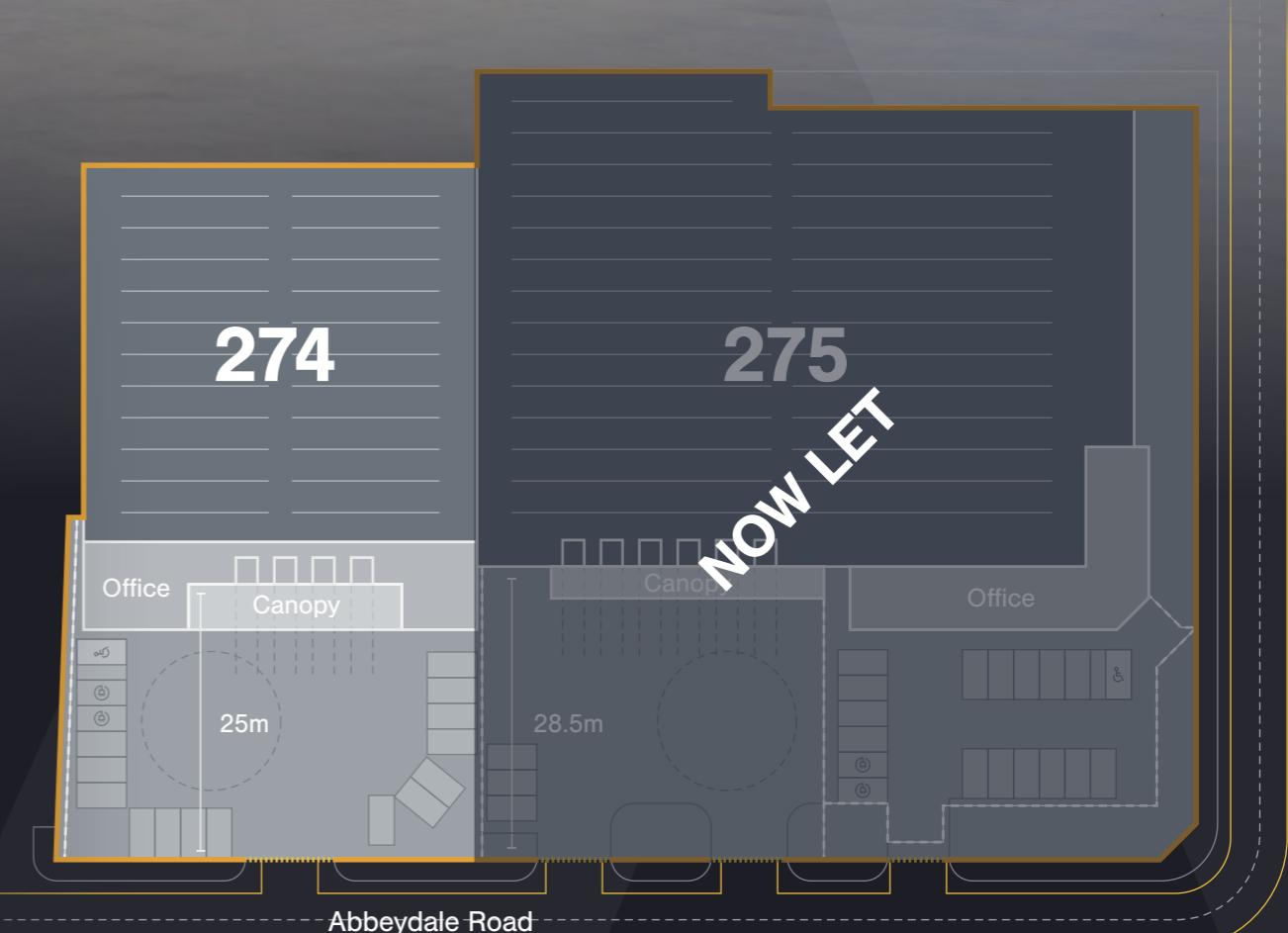
# Designed For Better Logistics Efficiency

**274**

	Sq Ft	Sq M
Ground Floor Office	1,436	133.4
First Floor Office	3,778	351
Mezzanine	1,657	153.9
Warehouse	16,679	1,549.5
<b>Total</b>	<b>23,550</b>	<b>2,187.8</b>

**275**

	Sq Ft	Sq M
Ground Floor Office	2,720	259.2
First Floor Office	2,786	258.8
Warehouse	32,418	3,011.7
<b>Total</b>	<b>37,994</b>	<b>3,529.7</b>

**NOW LET**

# Excellent Location

Positioned along Abbeydale Road, the property enjoys access to the A406 (North Circular), serving as a direct conduit to major road thoroughfares such as the M1 and the M40 motorways. This unparalleled connectivity ensures swift and efficient routes, facilitating the seamless movement of goods and services to regional and national destinations.

## Main Road Distances

A406	0.2 Miles
A40	0.9 Miles
M1	3.8 Miles
M40	10 Miles
M25 J16	11.6 Miles
Central London	10.2 Miles

## Station Distances

Stonebridge Park	0.8 Mile
Bakerloo	5.3 Mile
Overground	7.8 Miles
Piccadilly	9.0 Miles



# Industrial



**DTRE**  
020 3328 9080  
[www.dtre.com](http://www.dtre.com)

**Richard Harman**  
07776 200 143  
[richard.harman@dtre.com](mailto:richard.harman@dtre.com)

**Robert Cohu**  
07860 659 043  
[robert.cohu@dtre.com](mailto:robert.cohu@dtre.com)

**James Miller**  
07702 975 222  
[james.miller@jll.com](mailto:james.miller@jll.com)

**Katy Kenealy**  
07892 704 393  
[katy.kenealy@jll.com](mailto:katy.kenealy@jll.com)

 **JLL**  
[property.jll.co.uk](http://property.jll.co.uk)

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