

UNIT 1 LET TO  GREGGS



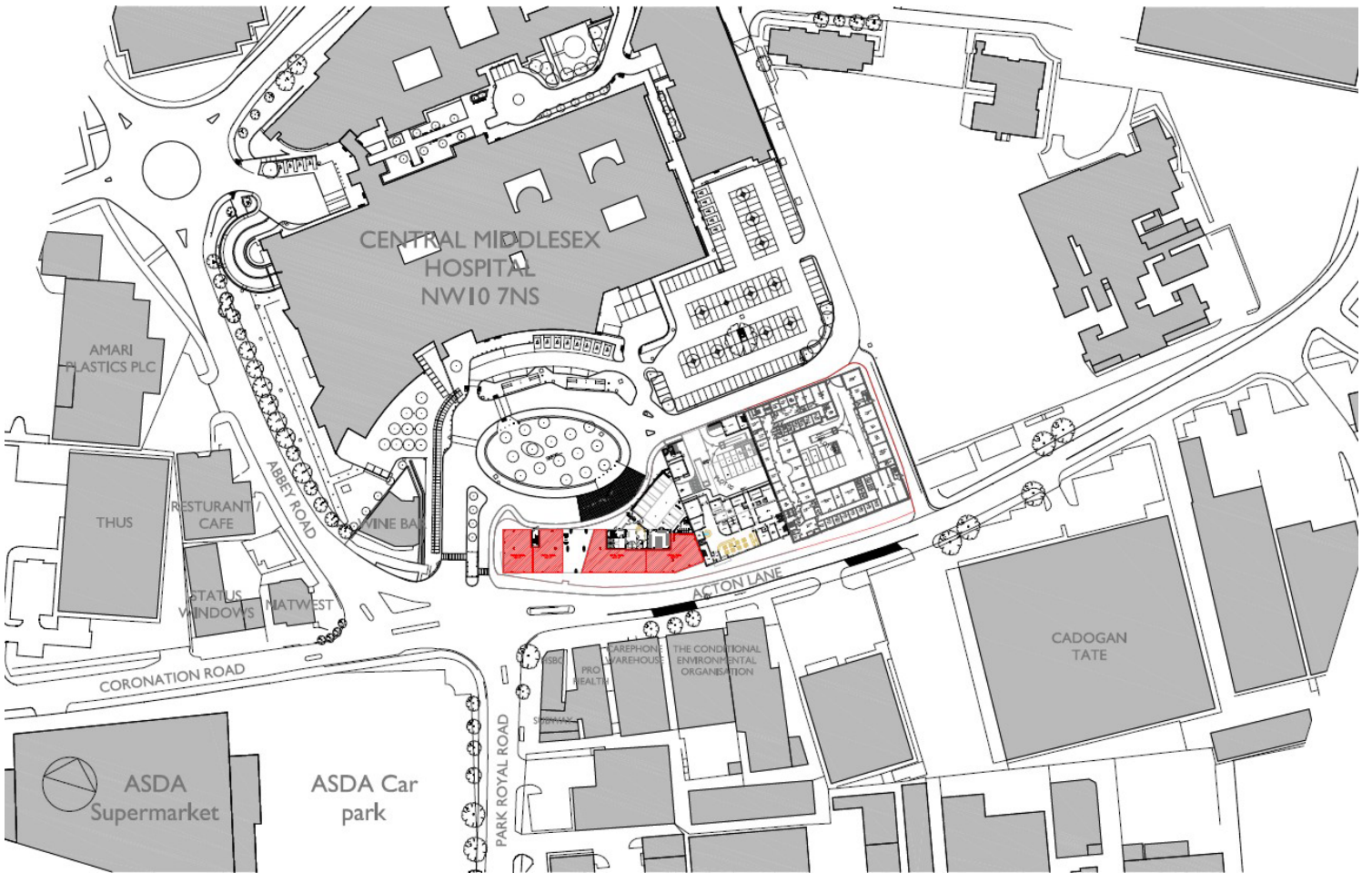
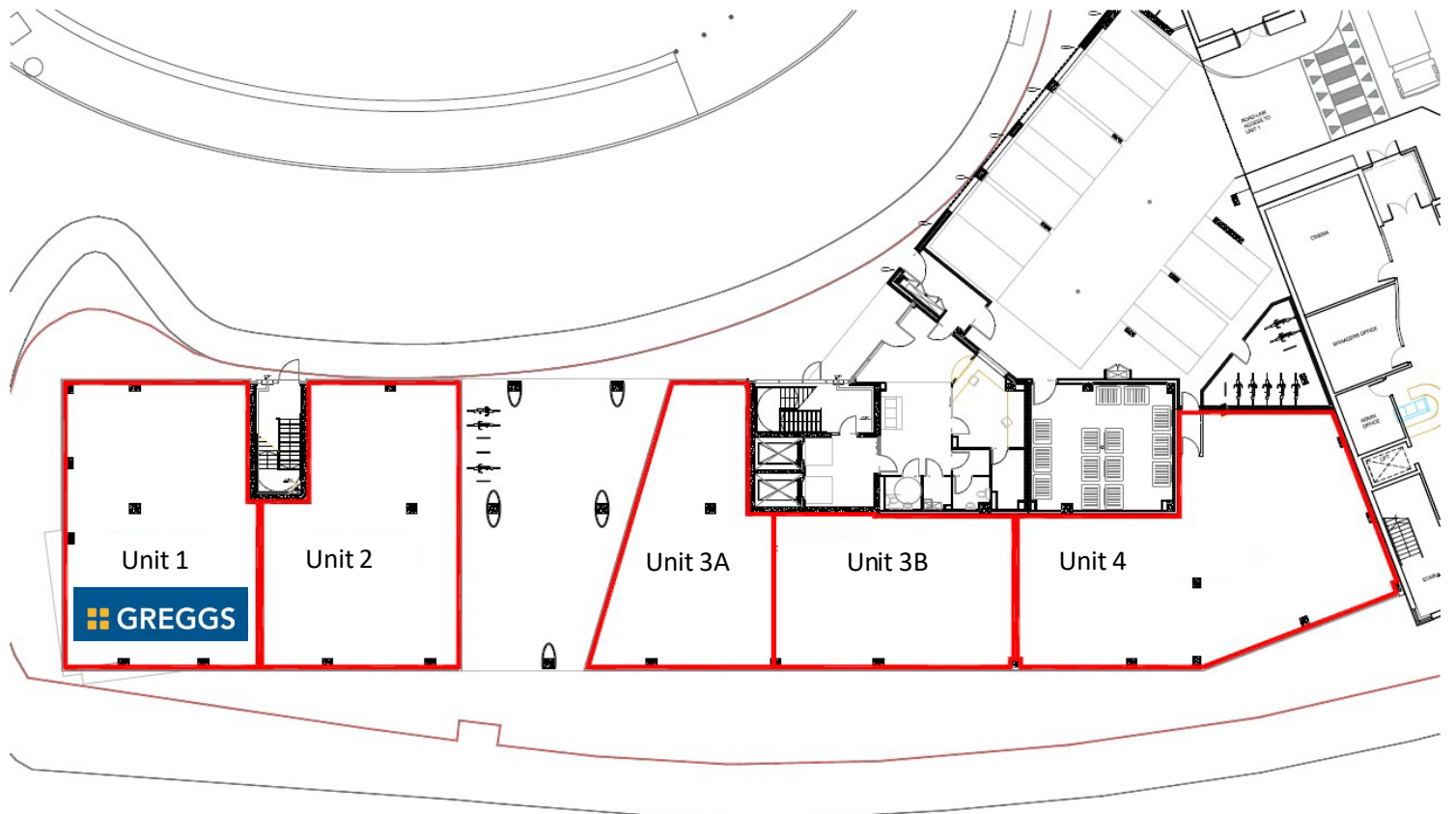
# PARK ROYAL

Acton Lane London NW10 7NS

TYPE	RETAIL UNITS
TENURE	LEASEHOLD
SIZE	1,216 - 6,330 SQ FT (113 - 588 SQ M)

## KEY POINTS

- > Highly prominent units suitable for A1, A2 and A3
- > Constructed to "shell and core"
- > Adjacent to Central Middlesex Hospital at the "Heart of Park Royal"
- > Opposite Asda
- > 5.5m floor to ceiling height



*\*Indicative plan NOT TO SCALE*



## Location

Park Royal provides easy access to the M40, M25 and M1 motorways and is approximately 5 miles west of central London, accessed via the Western Avenue (A40) with Heathrow airport 15 minutes to the west. Park Royal is home to more than 2,000 businesses and 40,000 employees.

The property is located in the “Heart of Park Royal” immediately adjacent to the main entrance to Central Middlesex Hospital.

The hospital has 214 beds, over 500 staff and many daily visitors.

Adjacent to the hospital entrance is also a new bus terminal and public car park.

Immediately to the east is a newly constructed 116 bed care home employing in excess of 120 people. A comprehensive healthcare development above and adjacent to the retail units brings 350 residents to the immediate site and 180 employees.

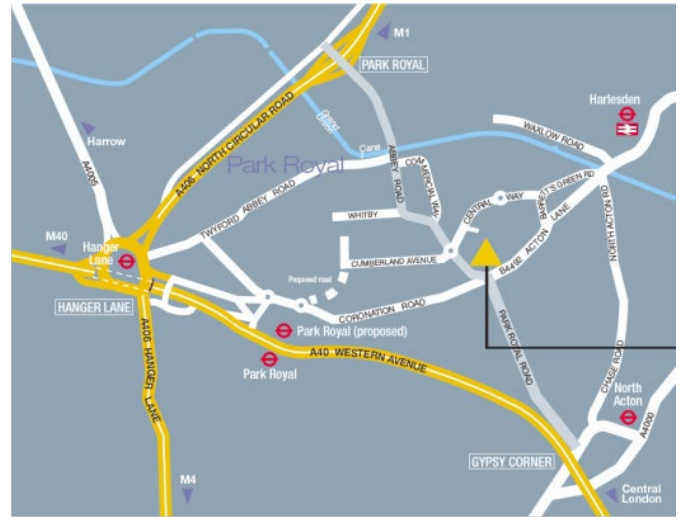
To the south of Acton Lane is an Asda superstore and a parade of shops including Car Phone Warehouse. To the west is a Natwest Bank.

## Description

The units have A1 (retail), A2 (financial & professional services), and A3 (restaurant/café) planning use. The upper floors will be 99 assisted living units.

## Energy Performance Asset Rating

Not yet assessed.



## Accommodation

The units are provided in a shell and core state with services capped off. The Gross Internal Area (GIA) of the units are as follows;

Unit	sq ft	sq m
Unit 1	<b>GREGGS</b>	
Unit 2 - Under Offer	1,668	155
Unit 3A	1,218	113.2
Unit 3B	1,216	113
Unit 4	2,228	207

## Terms

The units are available on new leases on terms to be agreed with the landlord.

## Business Rates

The units are not yet assessed for business rates.

## Service Charge

There will be a service charge payable for the common parts.



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