

# Sunbeam Industrial Estate



Sunbeam Road, Park Royal, London NW10 6JP

## To let - Unit 1 To be refurbished industrial/ warehouse unit 2,443 sq ft (227 sq m)

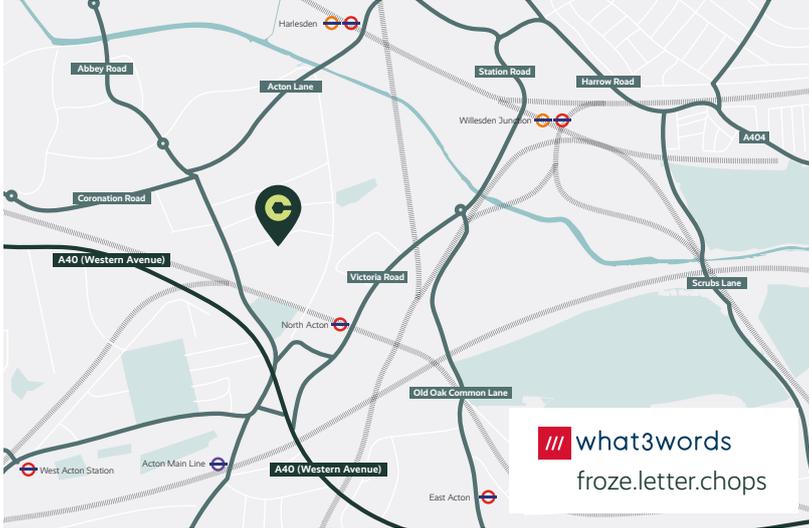
- Unit to be refurbished
- Excellent transport links with direct access to A40
- A large, open forecourt providing ample parking space
- Close to North Acton tube station (Central line)

Chancerygate

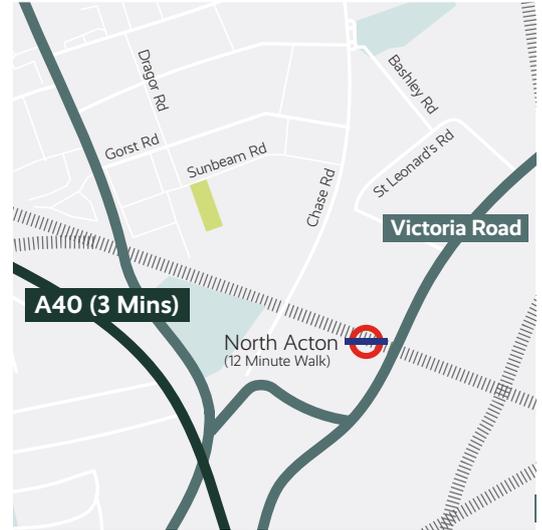
# Right spaces. Right places.

The unit is conveniently located on Sunbeam Industrial Estate directly off Sunbeam Road - a strategic location in central Park Royal with easy access to the A40 Western Avenue, leading to Central London and the North Circular.

The location benefits from excellent transport links nearby, including tube stations on the Central and Piccadilly lines and a number of bus routes.



Indicative image



## Description

This end of terrace industrial/warehouse unit of steel frame construction is due to be refurbished and includes an insulated pitched roof, LED lighting to warehouse and warehouse roof lights increasing natural daylight. The unit benefits from a dedicated loading bay to the front and allocated parking.



4.35 - 6.7m clear internal height



Electric loading door



LED lighting to the warehouse



WC



3 phase power



Warehouse roof lights



Allocated parking



Private gated estate

## Terms

The units are available on new full repairing and insuring leases.

## Rent

Rent on application.

## EPC

An EPC will be confirmed on completion of refurbishment works.

## Service charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## VAT

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

## Business rates

Available upon request.

## Legal costs

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

## Contact agents to find out more



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