

park  
royal  
studios

1 Barretts Green Road, London, NW10 7AE



STUDIO COMPLEX TO LET | 35,043 SQ FT / 3,256 SQM

# EXECUTIVE SUMMARY

Park Royal Studios is a leading film, photography and event hire facility in London.

- Established in Park Royal since 1987, the studios cater to productions of all sizes
- Self-contained pair of interconnected drive in studios
- 35,043 sq ft of accommodation recently refurbished and fitted out to very high standards
- 3 x Ground Floor Studios
- 2 x Luxury Green Room Studios
- First Floor Commercial Kitchen and Restaurant
- Large yard / parking areas to either of the building
- Good road connections to the A406 North Circular Road and A40
- 5 minutes' walk to Harlesden Station

## PROPOSAL

A new long-term lease available on the property which is offered with the benefit of the studio fit-out, fixtures and fittings. An established studio operator, the business is available for sale by separate negotiation.



# DESCRIPTION

The property comprises a pair of interconnected studio units of steel portal frame construction, with part brick / blockwork elevations underneath a profile clad roof.

Each unit benefits from clear span studio space with approx. 5.1m to eaves and good loading / parking provision within self-contained, secure yard areas at either side.

The building has been extensively refurbished in recent years with new cladding to the roof and elevations and a high-quality internal fit out for photographic & filming studios with ancillary reception, storage areas, break out areas, WCs and first floor kitchen and restaurant.

The three principal studios at ground floor ranging from 2,800 - 6,500 sq ft, are built to accommodate large set designs and builds, each accessible from the secure and gated car park / yard areas.

The smaller first floor studios are ideal for a wide range of uses, from green rooms to lifestyle shoot locations, whilst Studio B has access to a spacious roof terrace, providing a relaxing environment for both work and downtime.



# BUILDING SPECIFICATION



Steel Portal



5.1m Eaves



Concertina Loading Doors x4



Reception & WCs



3 Phase Power



Yard Depths from 20 - 30m

**GROUND FLOOR STUDIOS BENEFITS  
FROM FEATURES INCLUDING:**



'U' shaped  
infinity cove



Large fixed  
ceiling return



Kitchenette  
Facilities



Client Area



Drive-in Access



Scaffold Rig



Air-conditioned styling &  
makeup facilities



Remote control  
floating ceiling



Production  
Facilities



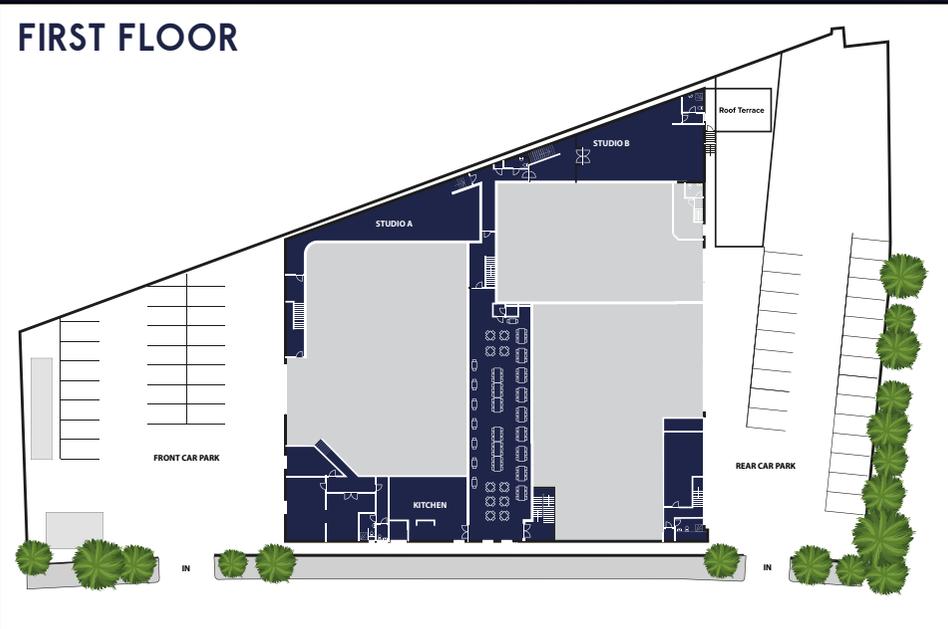
WC/Facilities

# ACCOMMODATION

## GROUND FLOOR



## FIRST FLOOR



AREAS	SQ FT	SQ M
Ground Floor	27,536	2,558.16
First Floor	7,241	672.71
Second Floor	266	24.71
<b>Total Internal Area</b>	<b>35,043</b>	<b>3,255.57</b>



# LOCATION

The property is located on the south side of Barretts Green Road, Park Royal, within London's largest industrial employment area and home to one of the most important UK clusters for the media, TV and film sectors. The property benefits from good road connections into and around Central London via the A406 and A40, whilst the property is situated within 5 minutes' walk of Harlesden train station with both Underground (Bakerloo Line) and Overground (Lioness Line) connections.

# CONNECTIVITY



## ROAD

DISTANCES  
(miles)

A406 North Circular Road	1
A40 Western Avenue	1
M1(J1)	3.6
Central London	7
M25 (J16)	13.4



## BY TUBE

DISTANCES  
(miles)

Harlesden	1
Park Royal	1
North Acton	1.1
Hanger Lane	1.2



## BY AIR

DISTANCES  
(miles)

Heathrow Airport	11.9
Stansted Airport	41.8



## TUBE CONNECTIONS



# FURTHER INFORMATION



## TENURE

Leasehold. The property is available to let for a term of years to be agreed

## RENT

Upon Application

## EPC

31 B

## VAT

TBC

## LEGAL COSTS

Each party to bear their own legal costs

## INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Strettons team.

### Chris Wade

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