

# PARK ROYAL

4 McNicol Drive, NW10 7AW



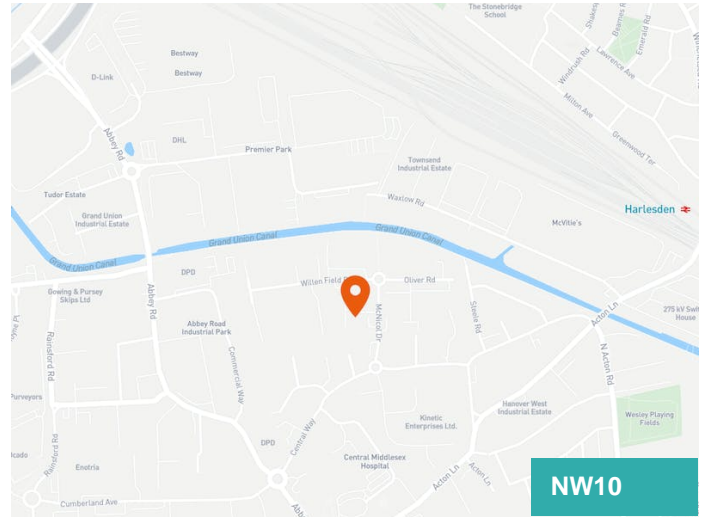
## INDUSTRIAL / WAREHOUSE TO LET

**10,978 SQ FT**

- Prime West London location within the heart of Park Royal
- 6m clear height rising to 8.7m
- Self-contained with large yard of circa 7,300 sq.ft
- Site extending to 0.51 acres
- Fitted offices
- Electric level loading door 4.5m wide by 5.1m high
- Ample car park

**SECURE WAREHOUSE WITH LARGE YARD AREA OF CIRCA 7,300 sq.ft**

**vailwilliams.com**



## Summary

<b>Available Size</b>	10,978 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£6.90 per sq ft Based on 2023 valuation, transitional adjustments may apply – all applicants are advised to make their own enquiries through Brent Borough Council's billing authority
<b>EPC Rating</b>	C (56)

## Description

The property consists of a detached steel portal frame warehouse, including reception area with ground and first floor offices to the front, ancillary offices/contamination areas and secure gated yard/parking area. In addition the unit provides three phase power, female/male and disabled wcs, electronically operated loading door with an additional smaller loading door to the right of the building.

## Location

Superbly situated within the heart of Park Royal with excellent access links to the West End, Central London and national motorway network.

A406 - 1 mile

A40 - 1.6 miles

Central London - 9 miles

J1 M1 - 4.7 miles

Heathrow - 13 miles

Harlesden Station (Bakerloo and overland) - 0.7 miles

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,327	123.28	Available
Ground	1,327	123.28	Available
Ground - Warehouse	8,324	773.32	Available
<b>Total</b>	<b>10,978</b>	<b>1,019.88</b>	

## Viewings

Viewings to be arranged strictly through sole agents. Please contact us to arrange an inspection.

## Terms

Available on terms to be agreed.

## Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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



**Charlie Perkins**  
0148 344 6800  
07545 803419  
cperkins@vailwilliams.com



**Maria Hoadley**  
01483 446800  
07584 649059  
mhoadley@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 03/08/2023