modal

To be refurbished Q1 2027

TO LET - 13,563 SQ FT ON 1 ACRE

Modal 14 Gorst Road

14

37-43 GORST ROAD · LONDON · NW10 6LA



INDICATIVE BOUNDARY LINE

CGI SHOWING REFURBISHED CONDITION

Prime, Secure Warehouse / IOS Site
with Concrete Hard Standing

13,563 sq ft warehouse

To be Refurbished

Self-contained and secure

Concrete surface

0.6 miles from A40
1.4 miles from A406



CGI SHOWING REFURBISHED CONDITION

Location

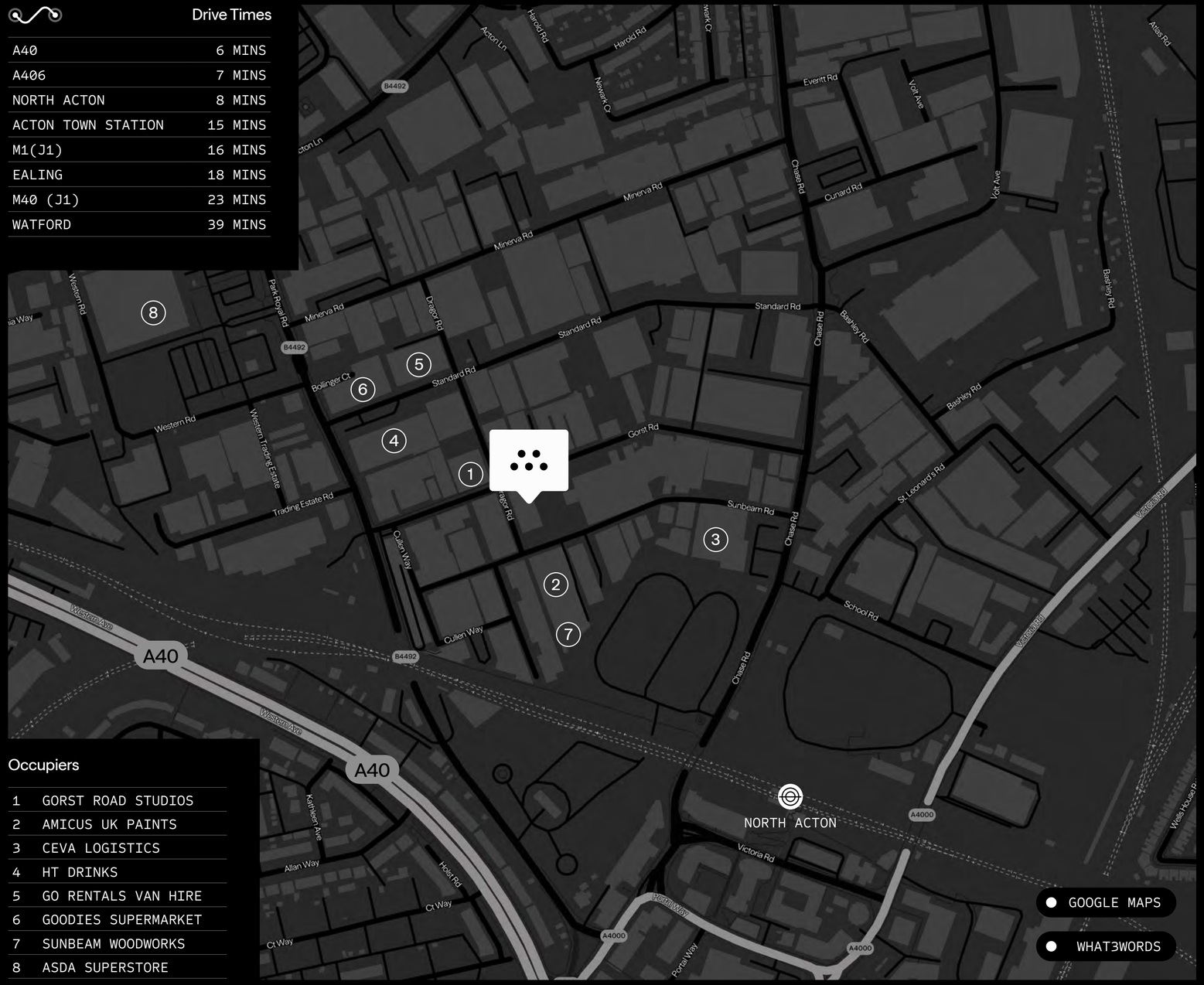


The asset is located in Park Royal, North West London, less than 1km from the A40.

The unit is located on Gorst Road, Park Royal, which leads directly on to Chase Road, providing direct access on to the A40 Western Avenue. This provides easy access to Central London, the M40 and M25 motorways.

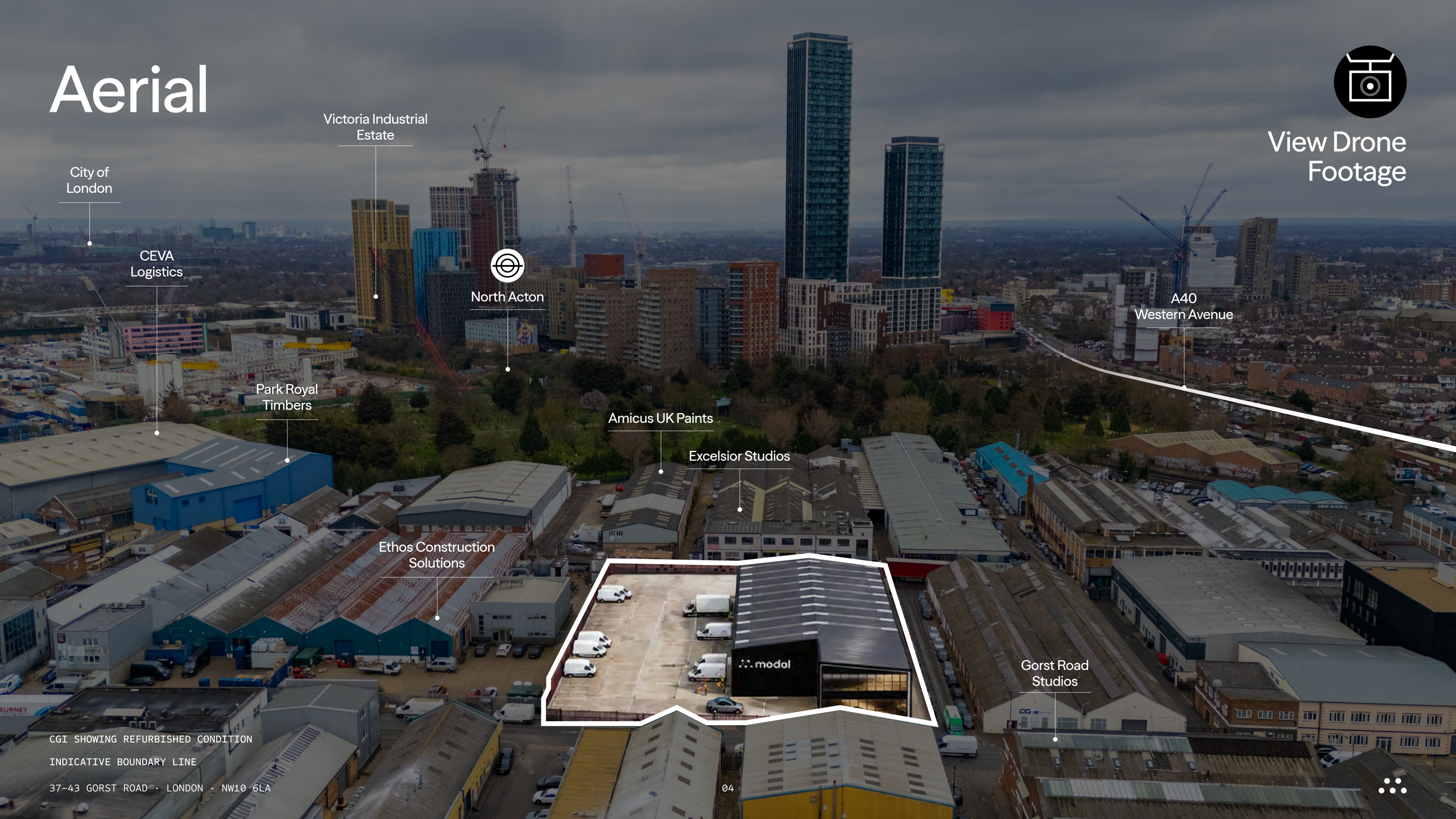
The property is within 1.4 miles of the A406 North Circular and 4 miles from Junction 1 of the M1. North Acton tube is also within close proximity.

Drive Times	
A40	6 MINS
A406	7 MINS
NORTH ACTON	8 MINS
ACTON TOWN STATION	15 MINS
M1(J1)	16 MINS
EALING	18 MINS
M40 (J1)	23 MINS
WATFORD	39 MINS



Occupiers	
1	GORST ROAD STUDIOS
2	AMICUS UK PAINTS
3	CEVA LOGISTICS
4	HT DRINKS
5	GO RENTALS VAN HIRE
6	GOODIES SUPERMARKET
7	SUNBEAM WOODWORKS
8	ASDA SUPERSTORE

Aerial



View Drone Footage

CGI SHOWING REFURBISHED CONDITION

INDICATIVE BOUNDARY LINE

Site Plan

● WAREHOUSE (GEA)	13,563 sq ft

LOADING DOORS	INTERNAL HEIGHT	EPC RATING
14	5.65 m	Targeting A*

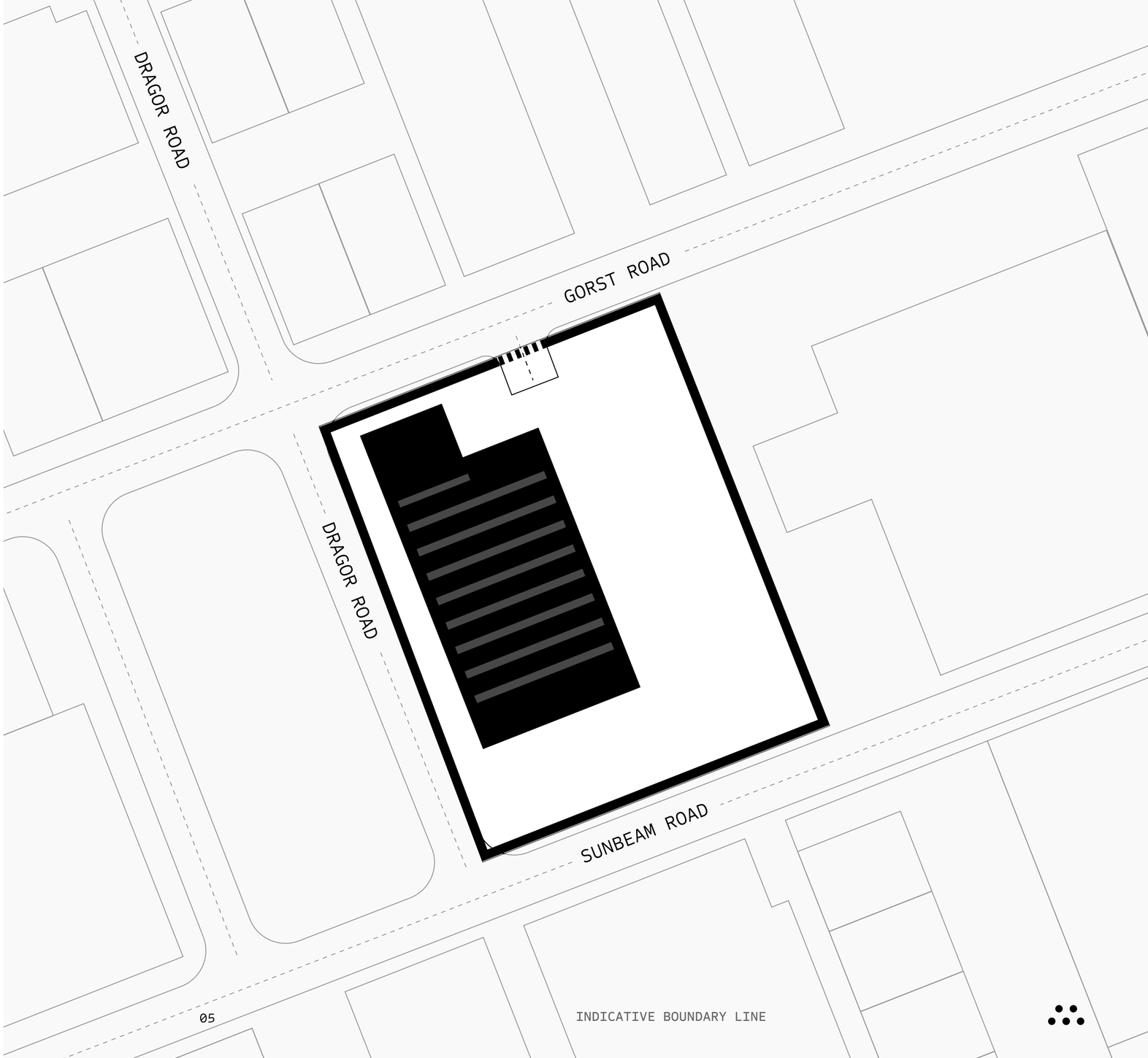
*targeting a new EPC rating A as part of the landlord works

The site comprises a warehouse building with a large, fully concrete yard, on a secure site of 1 acre.

The property is a detached industrial warehouse, set on a site of approximately 1.0 acres. The large, secure yard is full concrete hardstanding, providing space for vehicle manoeuvring, loading and unloading, and outdoor storage.

The site warehouse benefits from 14 access loading doors and a clear height of 5.65 metres rising to 6.8 metres apex.

The unit is to be refurbished, offering a modern, flexible industrial space that can accommodate a variety of operational requirements.



Modal 14
Gorst Road

0014

Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

The property is VAT registered.

Planning

The property benefits from B2 (manufacturing) and B8 (storage & distribution) use classes.

EPC

Targeting a new EPC rating of A as part of the landlord works.

Business Rates

The VOA shows an entry in the current rating list of £186,000.

Interested parties should make their own enquiries.

Contacts

For more information please contact:

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