

UNDER  
REFURBISHMENT



## Unit 21 Abbey Road Industrial Park

Commercial Way | Park Royal | London | NW10 7XF

**To Let**

Industrial / Warehouse Premises

6,862 sq ft (637.5 sq m)



*Indicative photo of refurbishment*



## Location

The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road. The A40 Western Avenue is also within close proximity.

## DISTANCES (miles)

|                   |      |
|-------------------|------|
| A406              | 0.6  |
| A40               | 1.0  |
| Harlesden         | 0.9  |
| Stonebridge Park  | 1.0  |
| North Acton       | 1.1  |
| Hanger Lane       | 1.2  |
| Park Royal        | 2.0  |
| M4 (Junction 1)   | 3.7  |
| M1 (Junction 1)   | 4.3  |
| West End          | 8.2  |
| M25 (Junction 16) | 11.8 |
| Heathrow Airport  | 11.9 |

Source: Google maps



Prime Park Royal location



Close proximity to Harlesden tube station & A406 North Circular



Eaves height of 5.5m rising to 8m at the apex



Full height electric loading door



Forecourt with allocated parking to front



First floor offices



Concrete loading yard

## Accommodation

| Unit 21                | SQ FT        | M <sup>2</sup> |
|------------------------|--------------|----------------|
| Ground Floor Warehouse | 5,224        | 485.3          |
| Ground floor office    | 819          | 76.1           |
| First floor office     | 819          | 76.1           |
| <b>Total</b>           | <b>6,862</b> | <b>637.5</b>   |

(All areas are approximate and measured on a Gross External basis)

## Terms

The unit is available by way of a new lease on full repairing and insuring terms direct from the landlord.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

## EPC

To be reassessed following completion of the refurbishment.

## Rent

Price on application.



## Rates

Interested parties should make their own enquiries with the Local Authority.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

For viewing and further information, please contact the joint sole agents:



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