

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT



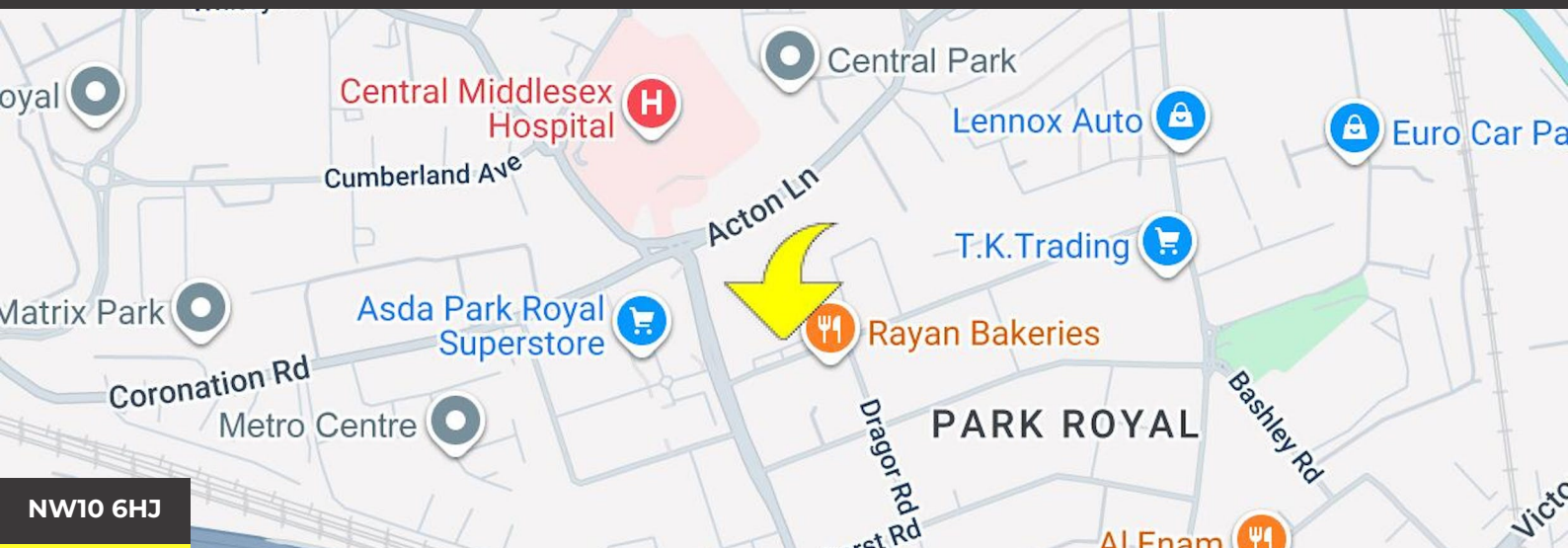
Unit 4, 58-60 Minerva Road Park Royal, NW10 6HJ

8,003 SQ FT (743.50 SQ M)

- Clear eaves 6.98m rising to 8.08m
- Loading bay with covered canopy
- Dedicated parking
- LED Lighting
- Concrete floor
- Refurbished offices with air-conditioning
- Walking distance to Park Royal, Harlesden & North Acton UG Station
- Electric up & over loading door
- 3 phase power & gas
- WC's & shower
- Translucent roof panels
- Security shutter to entrance door
- Close proximity to A40 & A406

Location

The property lies situated on Minerva Road approximately 0.6m north of its intersection with Western Avenue (A40) at Gypsy Corner and 1.8m south of the North Circular Road (A406) providing access to the wider motorway network. Multiple train lines are accessible with North Acton Underground station (Central Line), Harlesden Underground Station (Bakerloo Line) and Park Royal Underground Station all within 1 mile of the premises. The area is home to many major occupiers including Asda, DHL, McVitie's, John Lewis, Halfords Autocentre and TNT. The site is further serviced by multiple bus routes in the area.



NW10 6HJ



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	6,415	595.97
First Floor Offices	1,588	147.53
TOTAL	8,003	743.50

All measurements are approximate and on a gross internal basis (GIA)



Summary

Available Size	8,003 sq ft
Tenure	New Lease
Rent	£18 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	D

Description

Unit 4 is a modern industrial / storage building that has just undergone a comprehensive refurbishment throughout. The unit is arranged over ground and first floors with excellent parking provisions. The ground floor benefits from a large open plan warehouse with excellent ceiling heights, modern office, reception and staff facilities. With access via a full height roller shutter from an external loading bay with canopy and an additional pedestrian entrance. The first floor offices have been refurbished and offer a collection of partitioned rooms, with raised floors, new carpets, suspended ceilings and strip lighting. Other benefits include a directors bathroom with shower, good natural light and air-conditioning.

Travel Distances

A40 - 0.5 miles

A406 - 1.4 miles

North Acton Underground Station (Central Line) - 0.6 miles

Harlesden Underground Station (Bakerloo Line) - 0.8 miles

Park Royal Underground Station (Piccadilly Line) - 1 mile

Central London - 8.3 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

VAT

All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

Jack Pay
020 8075 1238
jp@telsar.com

Amar Picha
020 8075 1237
amp@telsar.com

Peter Wilson (Dutch & Dutch)
0207 4439862

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.