



Modern office / showroom in a prominent Park Royal location
With 2 allocated parking spaces

22 ABBEY ROAD

Park Royal, NW10 7RE

Office

TO LET

886 sq ft

(82.31 sq m)

- Rent inclusive of service charge and business rates
- E-use class suitable for Office, Showroom, Medical, Fitness etc
- Located in central Park Royal, close to the Asda Superstore
- Modern kitchenette
- 2.6m ceiling height
- Great natural light throughout
- Available for immediate occupation

22 Abbey Road, Park Royal, NW10 7RE

Summary

| | |
|----------------|-------------------|
| Available Size | 886 sq ft |
| Rent | £28,000 per annum |
| Business Rates | Included in rent |
| Service Charge | Included in rent |
| VAT | Applicable |
| EPC Rating | C |

Description

This ground floor office/showroom is situated in a gated development with 24/7 access. Carpeted throughout, this unit benefits from floor to ceiling windows offering excellent natural light as well as air conditioning, 2 allocated parking spaces, disabled WC and a kitchen with built in appliances.

Suitable for a wide range of uses (subject to the landlords approval)

Location

Situated just off Abbey Road in the heart of Park Royal this property allows easy access to the A406 and the A40 and just 1 mile from Park Royal Station (Piccadilly Line).

Accommodation

The accommodation comprises the following areas:

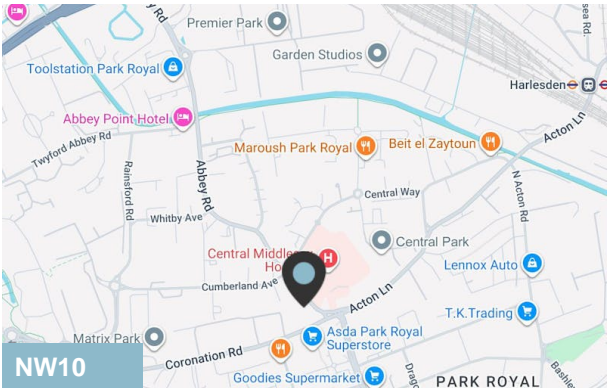
| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 886 | 82.31 | Available |
| Total | 886 | 82.31 | |

Viewings

Via arrangement with the Joint Agents Dutch & Dutch or Forest Real Estate

Terms

A new lease for a term by arrangement.



Viewing & Further Information



Peter Wilson
0207 4439862 | 07896678182
peter@dutchanddutch.com



Will Dyke
02074439867 | 07476 995749
will@dutchanddutch.com

More properties @ dutchanddutch.com