



34 Chase Road

London, NW10 6QN

Rarely Available Mixed-Use Freehold Café & Warehouse in Established Industrial Location.

1,614 sq ft
(149.95 sq m)

- Established Industrial and Commercial Location
- Suitable for a Variety of Commercial Uses, Subject to Planning
- Excellent Road Connectivity to the A40, A406 North Circular and M1
- Convenient Access to Central London and the Wider Motorway Network

Summary

Available Size	1,614 sq ft
Price	Offers in the region of £795,000
Rates Payable	£3,974.40 per annum
Rateable Value	£9,200
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a rare freehold opportunity offering a combination of café and warehouse accommodation in a sought-after industrial location on Chase Road, Park Royal, NW10. The property provides a versatile commercial investment or owner-occupier opportunity, combining customer-facing café space with ancillary warehouse accommodation.

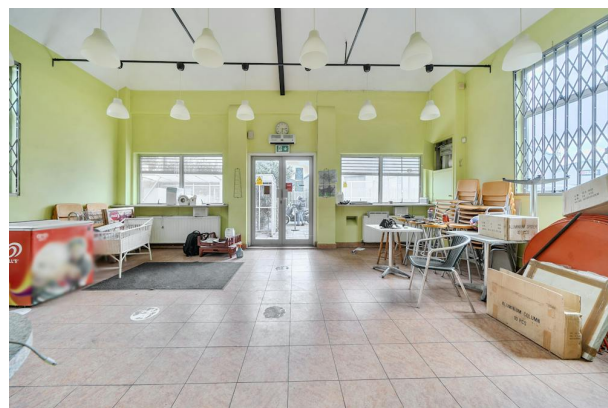
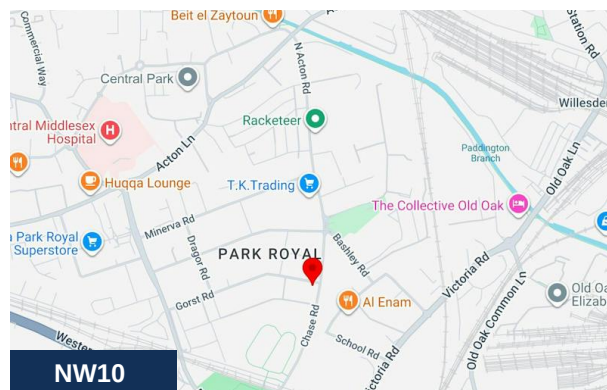
The property benefits from its position within an established industrial and commercial area, making it well suited to a variety of business operations, subject to the necessary consents. The surrounding area offers excellent connectivity to the A40, A406 North Circular Road and wider motorway network, providing convenient access to Central London and surrounding commercial centres.

Location

34 Chase Road occupies a prominent position within Park Royal, approximately 8 miles west of Central London. The property benefits from excellent road links via the A40 and A406, providing access to Central London and the wider motorway network. North Acton Underground Station (Central Line) is approximately 0.2 miles away, with Harlesden Underground and Overground Stations also nearby. The area is well served by local bus routes.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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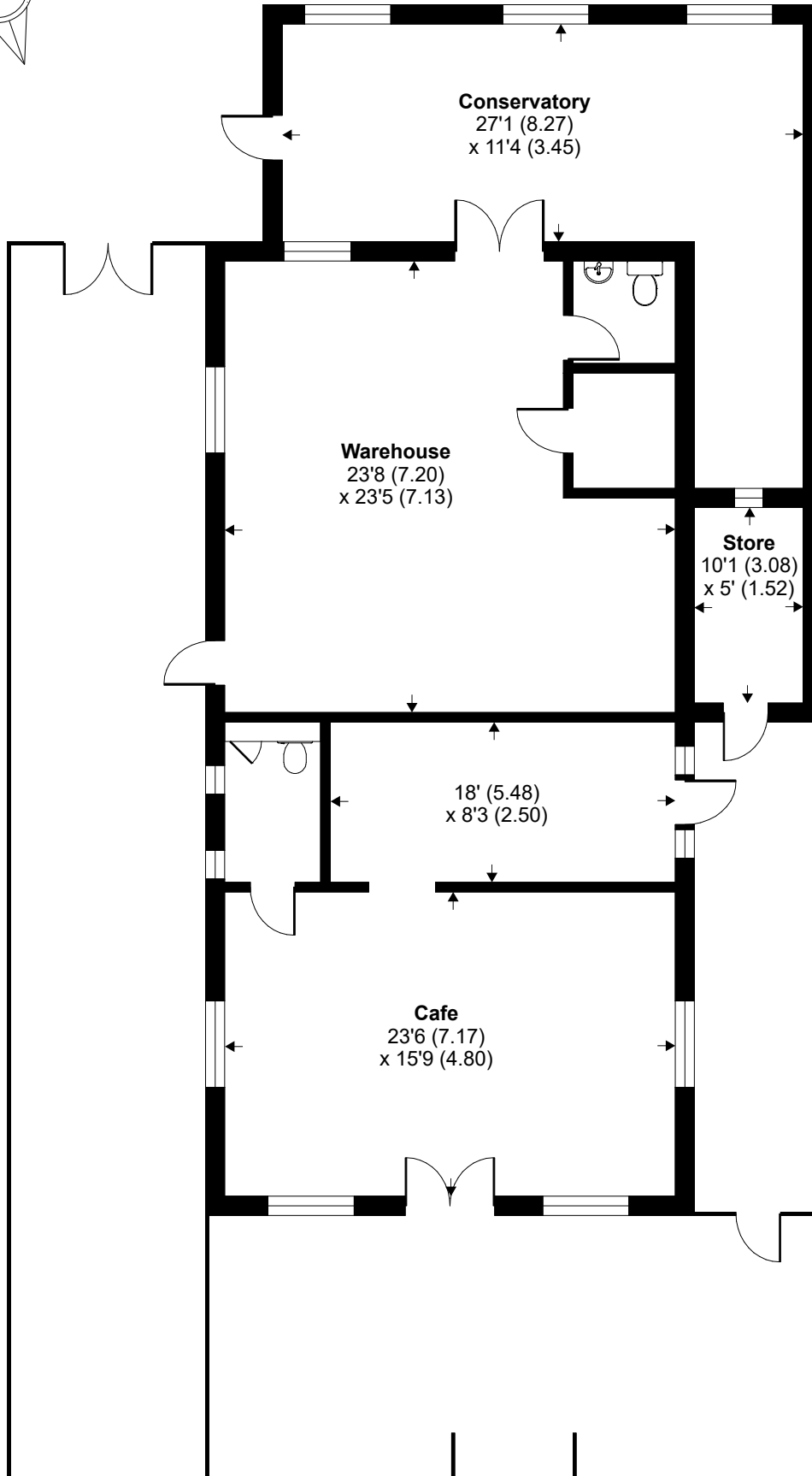
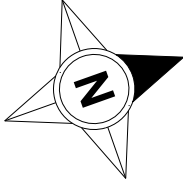
Chase Road, London, NW10

Approximate Area = 1557 sq ft / 144.6 sq m

Store = 57 sq ft / 5.3 sq m

Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David Charles Property Consultants. REF: 1529920