

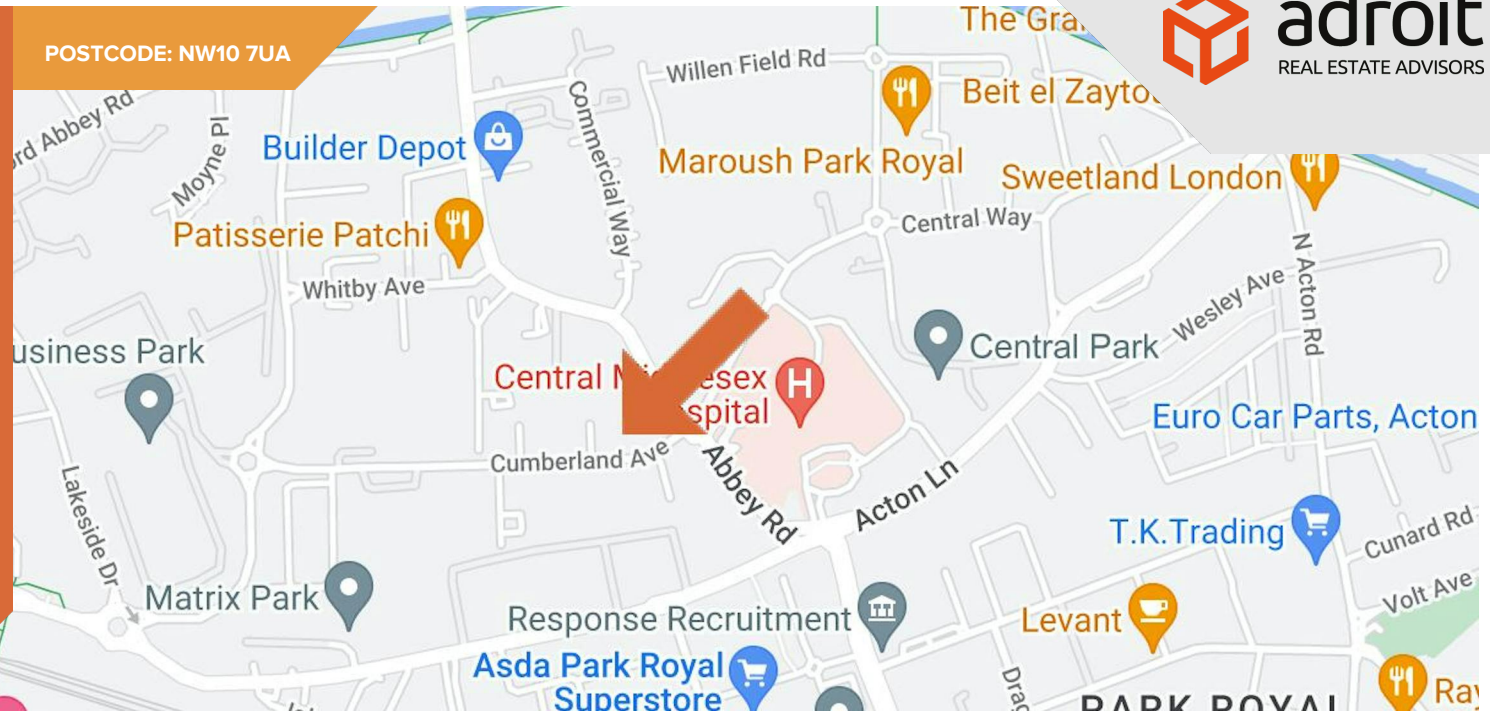
Abbot House, Abbey Road

Park Royal, NW10 7UA



TO LET

32,560 sq ft (3,024.92 sq m)



Abbot House comprises a detached, self contained warehouse on a secure site of 1.36 acres. The three bay warehouse benefits from two storey office accommodation, two ground level loading doors and an eaves height of 5.0m. There is also a mezzanine of approximately 8,600 sqft. The unit occupies a highly prominent position on Abbey Road, one of the main arterial routes in Park Royal.

The detached unit is located on Abbey Road which is within the heart of Park Royal, one of London's major warehousing centres. The local road network includes the A40 which provides westbound access to J16 M25 and eastbound access to Central London. The A406 North Circular is accessed via Abbey Road and the Hanger Lane gyratory.

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	30,407	2,824.90
Office / Ancillary	1,076	99.96
Office / Ancillary	1,077	100.06
Mezzanine	8,600	798.97
Total	41,160	3,823.89



Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

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Availability

Available Q4 2023 . By way of a sublease/assignment. The existing lease is for a term of 10 years from 07/07/21. There is a Tenant only break option on 07/07/26. A new lease may be available, subject to negotiation, directly from the Landlord.

Rent

£490,000 per annum

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

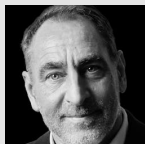
Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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