

9 PARK ROYAL METRO CENTRE

Britannia Way, Park Royal, NW10 7PA

Freehold Semi-Detached Industrial Warehouse For Sale

1,879 SQ FT

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Summary

Available Size	1,879 sq ft
Price	£650,000
Rates Payable	£10,104 per annum
Service Charge	£1,090 per annum
VAT	Not applicable
EPC Rating	C (60)

Key Features

- Freehold
- 3 parking spaces plus loading bay
- Sealed concrete flooring
- 3m ceiling heights
- WC & Shower
- LED lighting
- Located in a gated estate
- ANPR security barrier in 24/7 operation

Description

The property is located in a gated purpose built modern industrial estate. The property has had a recent light renovation throughout.

The ground floor has a sealed concrete floor throughout and is illuminated by LED lighting. The ground floor is accessed via a pedestrian door and loading door (height 8.5ft / width 10ft) and a ceiling height of 10ft, in addition there is a fire escape door at the side of the building.

The first floor is mostly carpeted with vinyl flooring at the tea point, WC and shower. The first-floor benefits from a glass partitioned office, under floor trunking, gas central heating and plenty of natural light.

Other benefits include double glazing, intercom entry system and access to onsite CCTV.

Externally there are three allocated parking spaces plus the loading bay.

Location

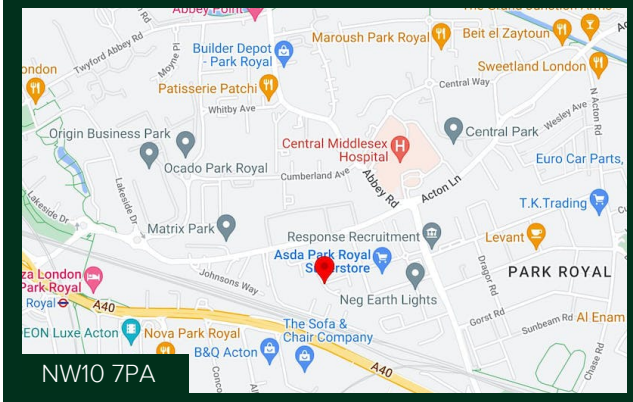
The property is located directly off Coronation Road, considered one of the main access roads in and out of Park Royal. There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

There are several local bus stops on Coronation Road and this property is within a 15 minute walk of the Piccadilly Line via Park Royal underground station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	954	88.63
1st	925	85.94
Total	**1,879**	**174.57**



NW10 7PA





Viewing & Further Information

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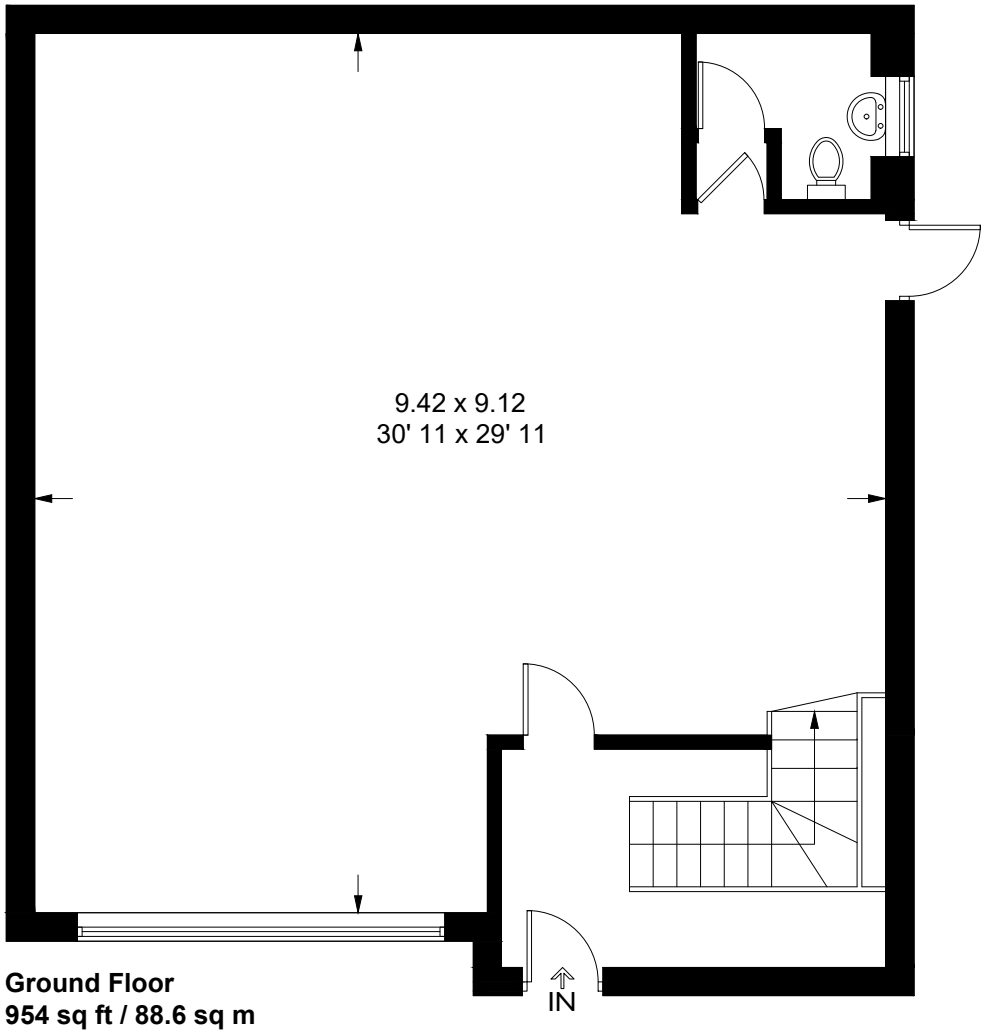
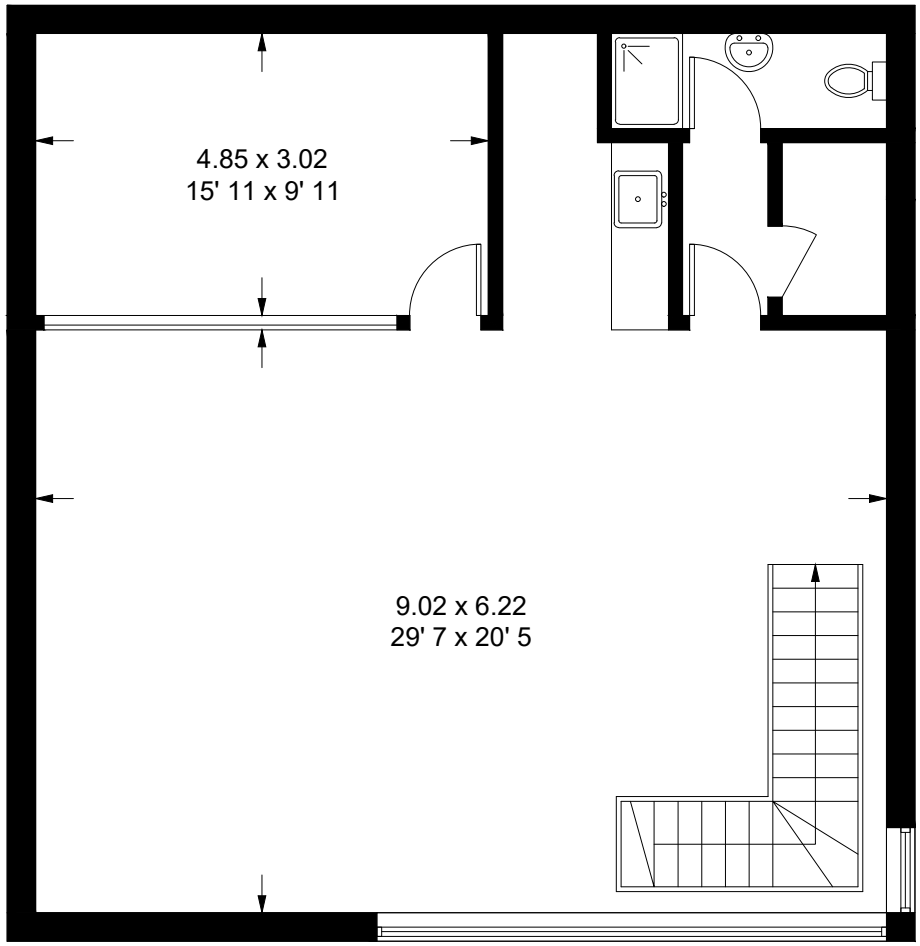
Metro Centre

Approximate Gross Internal Area = 1879 sq ft / 174.5 sq m



Ground Floor
954 sq ft / 88.6 sq m



First Floor
925 sq ft / 85.9 sq m

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