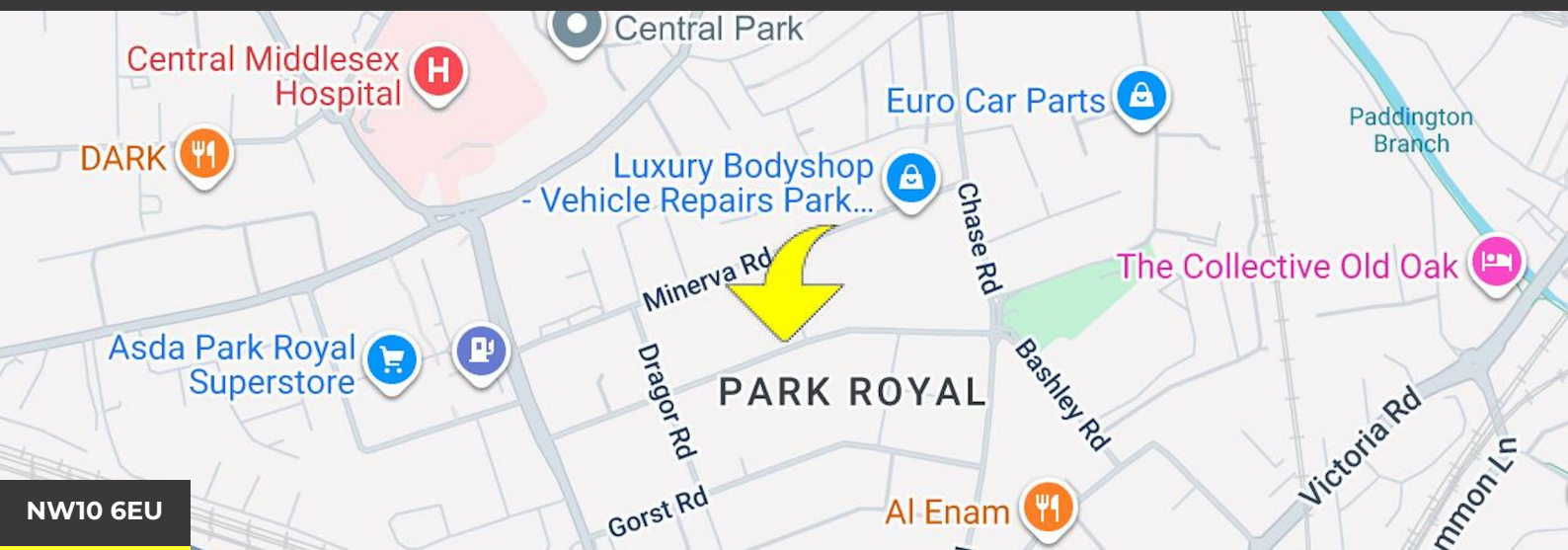


**FOR SALE****MODERN TWO-STOREY BUSINESS UNIT WITH SECURELY GATED YARD****FEATURES A SECURELY GATED YARD****Unit 7 Newton Business Park**  
26-28 Standard Road, Park Royal, NW10 6EU**2,400 SQ FT** (222.97 SQ M)

- Allocated parking within securely gated yard
- Electric double skinned loading door
- Passenger lift (500kg)
- Power
- Concrete floor
- Translucent roof panels
- Intercom entry
- Close proximity to A40 & A406
- Clear 3.62m height
- Shutters to doors & GF front windows
- WC's & Kitchenettes
- Air con (Cooling & heating)
- LED lighting
- CCTV & Fire alarm
- Ancillary office accommodation
- Walking distance to Harlesden & North Acton Stations

## Location

Newton Business Park is situated on Standard Road which is located off Park Royal Road and Chase Road which are in close proximity to North Acton (Central Line) and Harlesden (Metropolitan Line) underground stations. The units are located a short distance from the A40, which affords easy access to the West End and also to the A406 via Hanger Lane. Park Royal itself has long been established as one of the major industrial centres in the London area.



## Accommodation

| DESCRIPTION  | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| Warehouse    | 1,200        | 111.48        |
| First Floor  | 1,200        | 111.48        |
| <b>TOTAL</b> | <b>2,400</b> | <b>222.96</b> |

The accommodation comprises of the following on a GIA basis.





## Summary

|                |   |
|----------------|---|
| Available Size | 2,400 sq ft   |
| Tenure         | Freehold  |
| Price          | £750,000  |
| Business Rates | Interested parties are advised to contact the London Borough of Ealing to obtain this figure. |
| Service Charge | TBC   |
| Legal Fees     | Each party to bear their own costs  |
| VAT            | Applicable  |
| EPC Rating     | B (26)  |

### Description

The premises comprise a modern two-storey business unit which has been fitted out to a good standard reflecting the current occupiers' requirements. The ground floor is used for warehouse and storage purposes and the first-floor accessed via a lift which benefits from cellular office accommodation and further storage. Access is available via an electric, double skinned, loading door and dedicated parking is available to the front of the property within a securely gated yard area.

### Viewings

Strictly by appointment only with sole agents.

### Travel Distances

A406 - 1.3 miles

A40 - 1 mile

North Acton Underground Station (Central Line) - 0.6 miles

Harlesden Underground Station (Bakerloo Line) - 0.7 miles

Central London - 8.3 miles

Source: Google Maps

### Tenure

Freehold.

### Anti-Money Laundering (AML) Requirements

Interested 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:

Tom Boxall  
**0208 075 1239**  
tb@telsar.com

Amar Picha  
**020 8075 1237**  
amp@telsar.com

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