



RARE FREEHOLD OPPORTUNITY

20 Minerva Road
Park Royal, NW10 6HJ

Industrial / Warehouse Unit

6,287 sq ft

(584.08 sq m)

- Minimum eaves height of 4m rising to 7m to the apex
- Roller shutter door
- 2x Shared secured side loading
- 3 phase power & gas
- Dedicated parking
- WC's & kitchenette
- Office accommodation
- Close proximity to A40 & A406
- Walking distance to Harlesden & North Acton UG stations

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Summary

Available Size	6,287 sq ft
Price	£1,600,000
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property lies situated on Minerva Road approximately 0.6m north of its intersection with Western Avenue (A40) at Gypsy Corner and 1.8m south of the North Circular Road (A406) providing access to the wider motorway network. Multiple train lines are accessible with North Acton Underground station (Central Line), Harlesden Underground Station (Bakerloo Line) and Park Royal Underground Station all within 1 mile of the premises. The area is home to many major occupiers including Asda, DHL, McVitie's, John Lewis, Halfords Autocentre and TNT. The site is further serviced by multiple bus routes in the area.

Description

An industrial/warehouse building of steel truss construction under a pitched roof, comprising of an open plan layout warehouse. Access is provided via a roller shutter door fronting Minerva Road with additional sliding doors on the side serviced by a shared loading bay. Ancillary office accommodation is situated to the front of the building with a mezzanine installed in the warehouse to further increase storage. The unit benefitting from gas, power and a max height of 7m. A parking space is allocated to the front elevation of the unit.

Tenure

Freehold.

Accommodation

All measurements are approximate and on a gross internal basis (GIA)

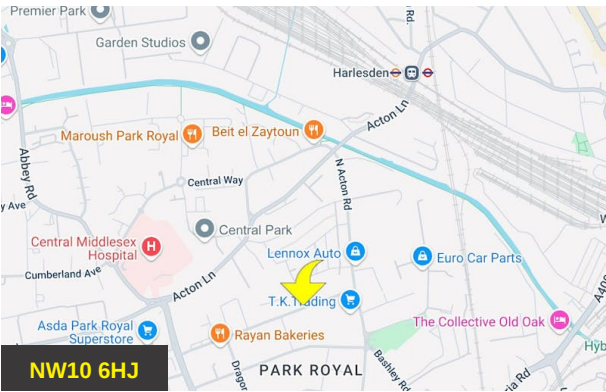
Description	sq ft	sq m
Ground Floor	6,118	568.38
Rear Store	169	15.70
Total	6,287	584.08

Anti-Money Laundering (AML) Requirements

Interested parties 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.



Viewing & Further Information



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