



Light Industrial / Storage Building in Park Royal To Let Suitable for storage and light industrial uses

7 LOWER PLACE BUSINESS CENTRE

Steele Road, Park Royal, NW10 7AT

Industrial **TO LET**

825 sq ft
(76.65 sq m)

- Central Park Royal location
- Forecourt parking for 2-3 cars
- Excellent access to Central London
- Loading door and pedestrian door
- Small mezzanine office
- 3 phase power

7 Lower Place Business Centre, Steele Road, Park Royal, NW10 7AT

Summary

Available Size	825 sq ft
Rent	£25 per sq ft
Rates Payable	£8,483 per annum
Rateable Value	£17,000
Service Charge	£3,500 per sq ft Estate Charge and Insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

7 Lower Place is a ground floor light industrial / storage unit in the Heart of Park Royal. The unit is located in a small modern estate off Steele Road. The space is currently divided and includes a mezzanine office and additional storage. However, would be easy to make open plan and benefits from a concrete floor, roller shutter, pedestrian entrance and W/C towards the front.

A number of storage / light industrial / catering uses will be considered but please note the property would not be suitable for the motor trade.

Location

Lower Place Business Centre is located in a small estate on Steele Road just off Barrett's Green Road in Park Royal. The A40 Western Avenue is a short distance from the property and provides access to Central London to the East and the M40 and M25 motorways to the West.

The area is well served with public transport, Harlesden Overground Station is a short walk from the property. There are a number of bus routes operating throughout the area, most notably from the ASDA superstore and the Central Middlesex Hospital which are both within walking distance.

Accommodation

The accommodation comprises the following areas:

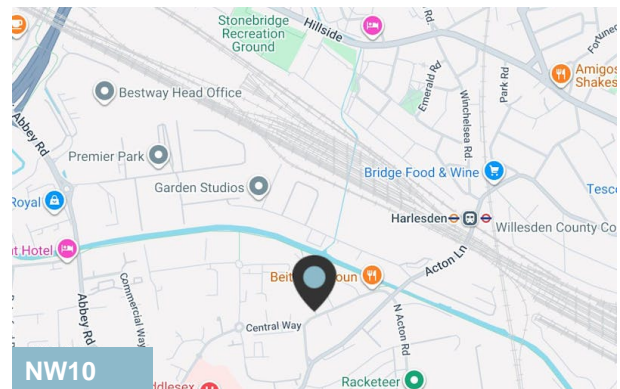
Name	sq ft	sq m	Availability
Ground	825	76.65	Available
Total	825	76.65	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

A new Full Repairing and Insuring Lease for a Term by arrangement.



Viewing & Further Information



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