



Unit 13 Abbey Road Industrial Estate

Commercial Way, Park Royal, NW10 7XF

Short Term / Flexible Warehouse Storage Opportunity available in NW10 Park Royal

5,287 sq ft
(491.18 sq m)

- Eaves height of 5.5m > 8.0m
- B1(c) B2 and/or B8 Planning Consent with 24/7 Access
- Yard Depth 17.5m
- Minimum 5 Car Parking Spaces
- Immediate Access to A40 and A406 (North / South Circular)
- Harlesden Tube / Railway Station within Walking Distance
- With Bus Connections to Willesden Junction, Park Royal, North Acton and Hanger Lane

Summary

Available Size	5,287 sq ft
Rent	Rent on application
EPC Rating	C (68)

Location

Abbey Road Industrial Estate is located within the most well established Industrial Area in West London - Park Royal - serving Central London via the A40 Western Avenue together with both the North and South Circular Inner Roadways serving London as a whole.

Harlesden Tube / Railway Station is within walking distance with local bus services providing regular public transport connections to Tube and Railway Stations at Willesden Junction, Stonebridge Park, Park Royal, North Acton and Hanger Lane.

Local amenities include Asda Park Royal Superstore.

Accommodation

Comprising the the following Gross External (GEA) Floor Areas:

Name	sq ft	sq m
Unit - Warehouse / Ancillary	4,521	420.01
Unit - First Floor Office	766	71.16
Total	5,287	491.17

Specification

- Short Term Warehouse / Storage Opportunity
- With Protentional to Extend or take a New Lease direct with the Landlord now
- Eaves height of 5.5m > 8.0m
- Full Height Loading Door
- First Floor Offices with WCs / Kitchenette
- Generous Loading and Parking - Yard 17.5m Depth
- Prime West London / Industrial Location
- Immediate Access to A40 and A406
- Well Served by Public Transport (Local Buses & Tube Stations)
- With Option of Retaining a 3,466 Sq Ft Mezzanine (If of Interest)

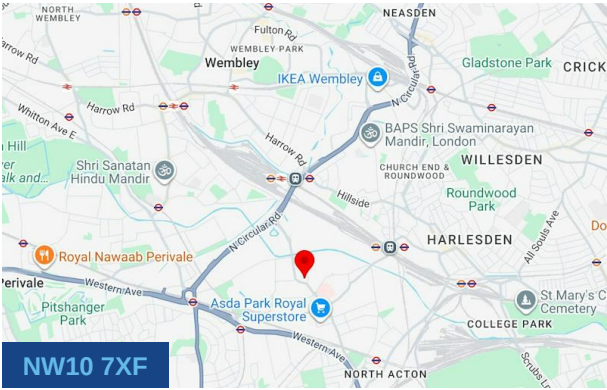
Terms

Available by way of a short term / flexible Lease Assignment or Sublease until 31st January 2028, with the option of taking a New Lease directly with the Landlord from 1st February 2028.

Or if a short term tenancy isn't viable then potentially a New Lease may be available directly from the Landlord, subject to agreeing terms.

Viewings

Strictly via the Sole Agents - COGENT REAL ESTATE



Viewing & Further Information



Tom Lowther
07939 836117
tl@cogentre.co.uk



Alex Adjei
07346 809 962
aa@cogentre.co.uk