DUTCH & DUTCH

020 7794 7788
dutchanddutch.com



Modern office / showroom with warehouse space in a prominent Park Royal location
With 2 allocated parking spaces

22 ABBEY ROAD

NW10 7RE

Office

TO LET

886 to 2,386 sq ft

(82.31 to 221.67 sq m)

- Rent inclusive of service charge and business rates
- E-use class suitable for Office, Showroom, Medical, Fitness etc
- Located in central Park Royal, close to the Asda Superstore
- 1500 sqft of warehouse space available
- 2.6m ceiling height
- Great natural light throughout
- Available for immediate occupation

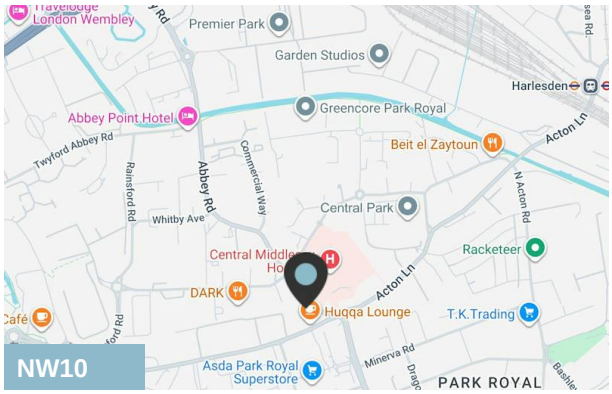
22 Abbey Road, London, NW10 7RE

Summary

Available Size	886 to 2,386 sq ft
Rent	£42,000 per annum
Business Rates	Included in rent
Service Charge	Included in rent
VAT	Applicable
EPC Rating	C







Description

This ground floor office/showroom is situated in a gated development with 24/7 access. Carpeted throughout, this unit benefits from floor to ceiling windows offering excellent natural light as well as air conditioning, 2 allocated parking spaces, disabled WC and a kitchen with built in appliances.

Suitable for a wide range of uses (subject to the landlords approval)

Location

Situated just off Abbey Road in the heart of Park Royal this property allows easy access to the A406 and the A40 and just 1 mile from Park Royal Station (Piccadilly Line).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	886	82.31	Let
Unit - Warehouse	1,500	139.35	Available
Total	**2,386**	**221.66**	

Viewings

Via arrangement with the Joint Agents Dutch & Dutch or Forest Real Estate

Terms

A new lease for a term by arrangement.

Viewing & Further Information



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