

3 STEELE ROAD

Park Royal, NW10 7AR

Freehold industrial building for sale in Park Royal

3,639 SQ FT

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REAL ESTATE

Summary

Available Size	3,639 sq ft
Price	£1,200,000
Rates Payable	£14,845.25 per annum
Service Charge	N/A
VAT	Not applicable
EPC Rating	D (89)

Key Features

- Freehold
- Clear eaves heigh of 3.9m
- Shutter 3.4m wide x 3m high
- 3 phase power
- Gas supply
- 1st floor offices
- Concertina loading door

Description

The ground level warehouse occupies an internal space of 2,983 sq ft and features a 3.9m eaves height. Access to the warehouse is provided by a concertina loading door. It offers several advantages that include concrete flooring, gas blow heating, triple aspect windows that allow for ample natural light, and WC facilities.

On the first floor, there are three separate rooms that comprise a total area of 656 ft2 and include WC facilities and gas central heating.

Outside, there is forecourt parking.

Location

Park Royal is situated within the London Borough of Ealing and the London Borough of Brent, and is approximately 8 miles (13 km) west of central London.

The area is bordered by the Grand Union Canal to the south and the North Circular Road to the north, with the A40 and Western Avenue running through the middle of the district. This makes it easily accessible by road, with direct links to the M25 motorway and the wider UK motorway network.

Park Royal is also well-served by public transport, with a number of bus routes and three tube stations within the area. The Central line serves Park Royal station, while the Piccadilly line stops at Alperton and Hanger Lane stations. Additionally, the area is served by National Rail services from nearby Acton Main Line station.

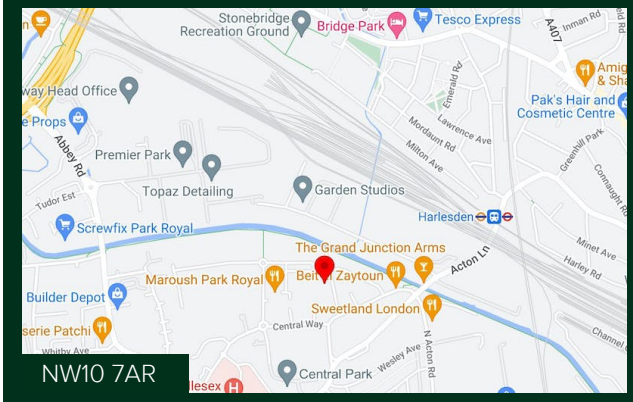
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,983	277.13
1st	656	60.94
Total	**3,639**	**338.07**

Video

- Video Tour - https://vimeo.com/819047357?share=copy







Viewing & Further Information

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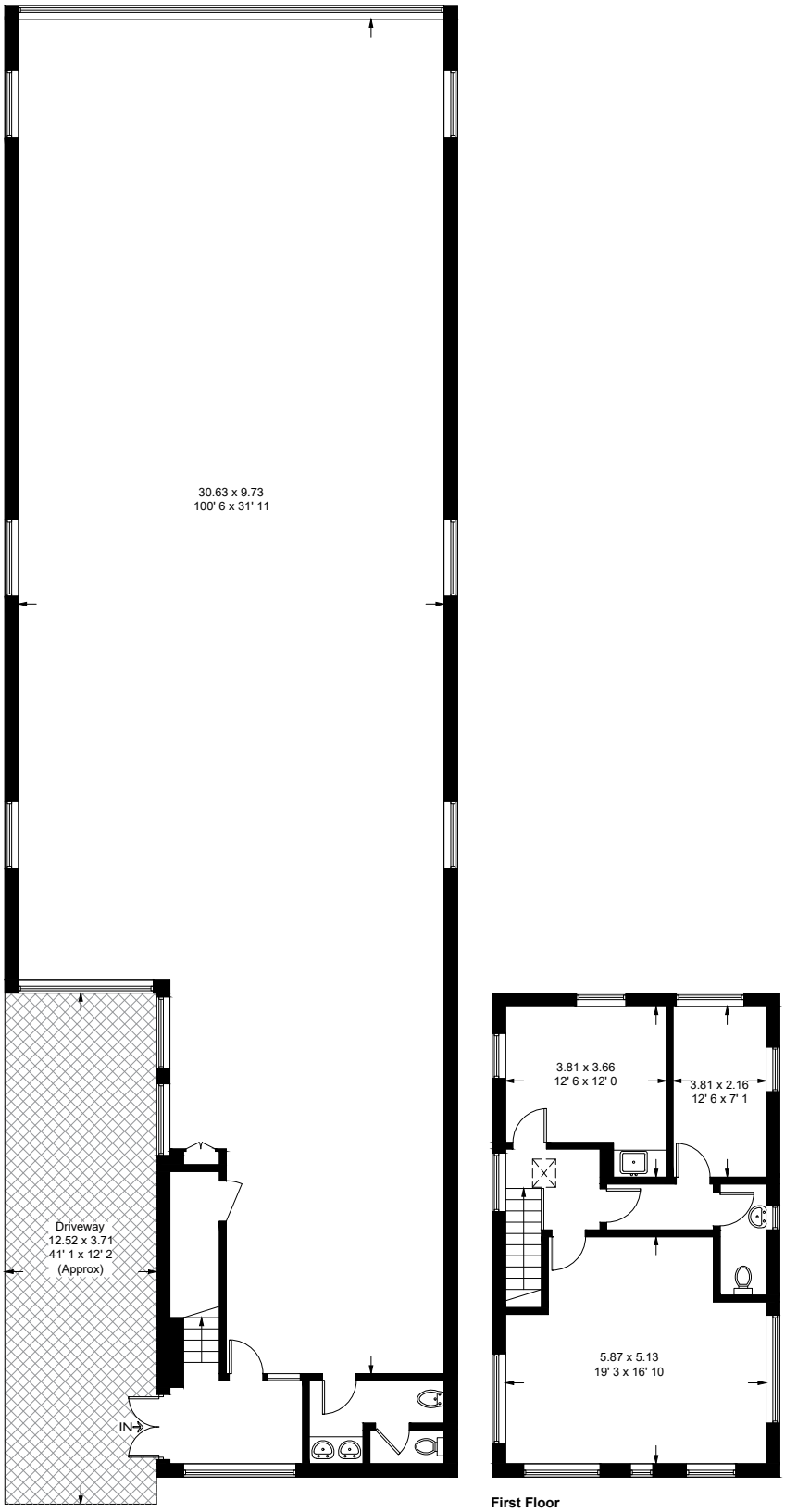






Steele Road

Approximate Gross Internal Area = 3639 sq ft / 338.1 sq m



Ground Floor
2983 sq ft / 277.1 sq m

First Floor
656 sq ft / 61 sq m

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