

INDUSTRIAL FOR SALE | 2,500 SQ FT

22 OLIVER BUSINESS PARK, OLIVER ROAD, PARK ROYAL, NW10 7JB

MODERN FREEHOLD INDUSTRIAL / BUSINESS UNIT WITH PARKING

- 4-5 parking spaces
- Freehold for sale
- Ground-floor warehouse/storage accommodation
- High quality first-floor offices with boardroom
- Located in the heart of Park Royal close to Abbey Road and Acton Lane
- Great transport links with Harlesden Station a short walk (Bakerloo and Lioness Lines)
- 3 phase power and gas supply
- Very tidy and modern estate with CCTV and gated access



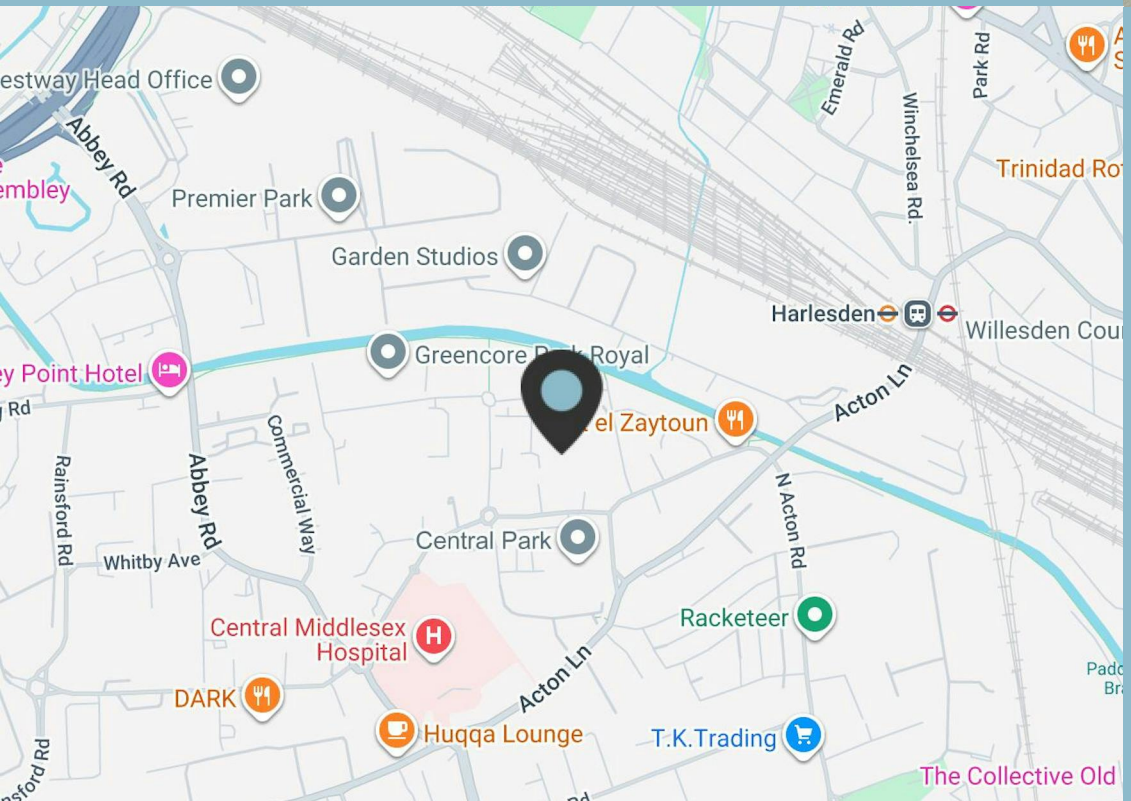
DESCRIPTION

22 Oliver Business Park comprises a modern mid-terrace industrial/business unit located within one of Park Royal's established, secure and gated business parks. The property is of steel-frame construction with part brick and part profile-clad elevations, arranged over ground and first floors.

The ground floor provides a combination of full-height warehouse/storage accommodation with internal heights exceeding 4 metres and an adjoining area fitted with a suspended ceiling. The suspended ceiling could be removed to create a larger, open-plan warehouse area, offering flexibility to suit a range of occupiers. The accommodation further benefits from a manual roller shutter loading door, screeded concrete flooring and WC facilities.

The first floor provides well-presented, modern office accommodation incorporating a large boardroom, kitchenette and WC facilities. The offices are fitted with gas central heating, perimeter trunking, suspended ceilings and LED lighting, providing a practical working environment ready for immediate occupation.





LOCATION

The property is situated within Oliver Business Park, an established industrial and commercial estate in the heart of Park Royal, one of London's principal industrial locations.

The estate is accessed from Oliver Road, close to Abbey Road and Acton Lane, providing convenient access to the A406 North Circular Road and A40 Western Avenue. These routes offer connections to Central London, the M1, M4, M25 and the wider motorway network.

Public transport connections are available at Harlesden Station (Bakerloo and London Overground Lioness line) and North Acton Station (Central line), providing services into Central London. A number of bus routes also serve the surrounding area.






K.S.LIGHEW KING LTD


Pukka Pad

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,250	116.13	Available
1st	1,250	116.13	Available

PRICE

£850,000

RATES & CHARGES

Rates payable: N/A

TERMS

Freehold.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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