



INDUSTRIAL TO LET / FOR SALE | 2,320 SQ FT

24 OLIVER BUSINESS PARK, OLIVER ROAD, LONDON, NW10 7JB

**MODERN BUSINESS UNIT FOR SALE
OR TO LET - WITH PARKING
LOCATED IN ONE OF PARK ROYAL'S
PREMIER GATED ESTATES**

- Excellent parking provisions with 4-5 parking spaces
- GF: Warehouse area part converted into a showroom and offices with over 4m ceiling height
- FF: Mainly open plan office area with a large partitioned meeting room
- Located in the heart of Park Royal close to Abbey Road and Acton Lane
- W/C's and kitchenette for each floor
- Great transport links with Harlesden Station a short walk (Bakerloo and Lioness Lines)
- 3 phase power and gas supply

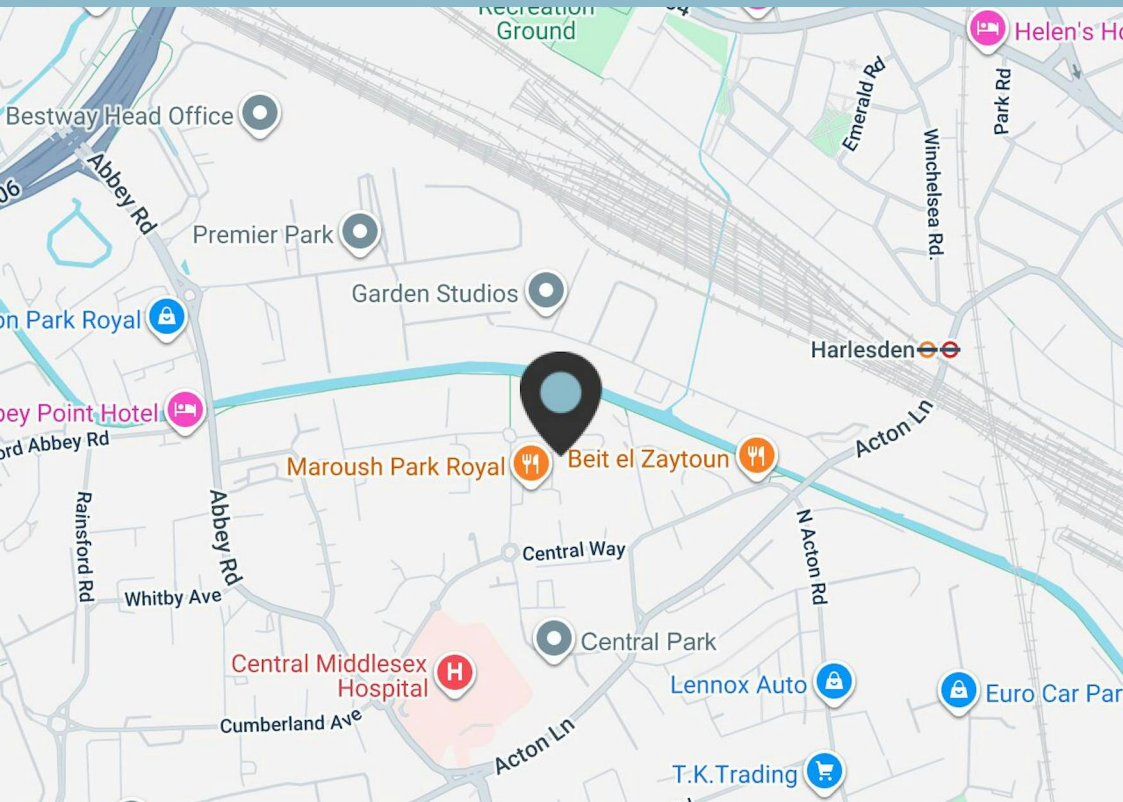


DESCRIPTION

24 Oliver Business Park is a modern end-of-terrace commercial building situated within one of Park Royal's premier gated and secure estates. The property is of steel-frame construction with part brick and part profiled clad elevations arranged over two floors.

The ground floor comprises predominantly open-plan, full-height storage space (over 4 meters) with a section currently fitted as office/showroom accommodation, which can easily be removed to provide a single, open-plan area if required. The ground floor also benefits from a manual roller shutter door, W/C, modern kitchenette, and a screeded concrete floor.

The first floor provides traditional open-plan office accommodation with a large boardroom, kitchenette, and W/C. The offices benefit from gas central heating, perimeter trunking, and a suspended ceiling with strip lighting.



LOCATION

The property is situated on the Oliver Business Park in the heart of the Park Royal Industrial Estate, benefiting from excellent access to the A406 North Circular Road and thereafter M1 to the north of Hanger Lane to the west and thereafter the A40, M40, M25 and the wider motorway network.

The area is also well served via public transport; North Acton (Central Line) and Harlesden (National Rail/Bakerloo Line) London Underground Stations are both within walking distance of the premises and provide a regular service to Central London. A number of bus routes also operate throughout the area, most notably from the Central Middlesex Hospital.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,160	107.77	Available
1st	1,160	107.77	Available

RENT

£42,000 per annum

PRICE

£825,000

TERMS

The property is available either on by way of a FREEHOLD sale or a NEW LEASE for a term by arrangement direct from the owners.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 29/10/2025



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