



100 Twyford Abbey Road
Park Royal, NW10 7XE

**Short-Term Open & Covered
Storage Land in Central Park
Royal**

2.79 Acres

(1.13 Hectares)

- Competitive terms
- Hardstanding ground
- Water
- Power
- Close proximity to A406
- Excellent transport links
- Prime Park Royal logistics location

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Summary

Available Size	2.79 Acres
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A secure open & covered storage land located in the heart of Park Royal. The site is accessed via Rainsford Road and Twyford Abbey Road and benefits from hardstanding ground, power and water. Very economical terms are available.

Location

The site is located on corner of Twyford Abbey Road and Rainsford Road in the heart of the Park Royal Industrial Estate. The development has excellent vehicular access links, with the Hanger Lane Gyratory System less than 1/2 mile away, which forms the junction with the A406 North Circular and A40 Western Avenue that provides access to Central London to the east and the M40 and M25 to the west.

The area is well served with public transport with a number of bus routes passing close to the premises serving the nearby Central Middlesex Hospital. North Acton London Underground station (Central Line) and Harlesden (Network Rail/Bakerloo Line) are within a mile of the premises.

Park Royal benefits from excellent road communications and accessibility to Western Avenue (A40), the North Circular (A406) and multiple major motorways including: the M1 (J1), M4 (J1) and M40/M25 intersection. In time, Old Oak Common will become the best connected rail station in the UK and the only station serviced by both HS2 and the Elizabeth Line connecting London to Heathrow, the Midlands, the North and Scotland.

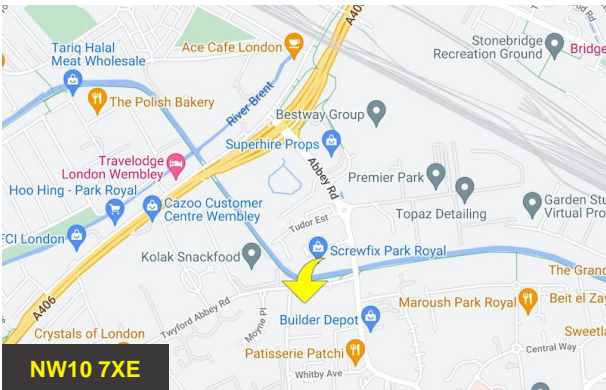
Tenure

The property is available on a short-term leasehold basis.

Accommodation

All measurements are approximate and measured on a gross external area basis

Description	Sq ft	Sq m
Buildings	76,153	7,074.85
Total Site Area	121,532.40	11,290.73



Viewing & Further Information



Jack Pay
020 3333 2222 | 07411 576313
jp@telsar.com



Dipesh Patel
020 3333 2222
dp@telsar.com