

22 ABBEY ROAD

PARK ROYAL, NW10 7RE

FOREST
REAL ESTATE

TO LET

886 SQ FT

Ground floor office/showroom with 2 allocated parking spaces.

Key Features

- 2 allocated parking spaces
- Floor to ceiling windows
- Kitchenette with appliances
- 2.6m ceiling height
- Carpeted throughout
- Available now

22 Abbey Road
Park Royal, NW10 7RE





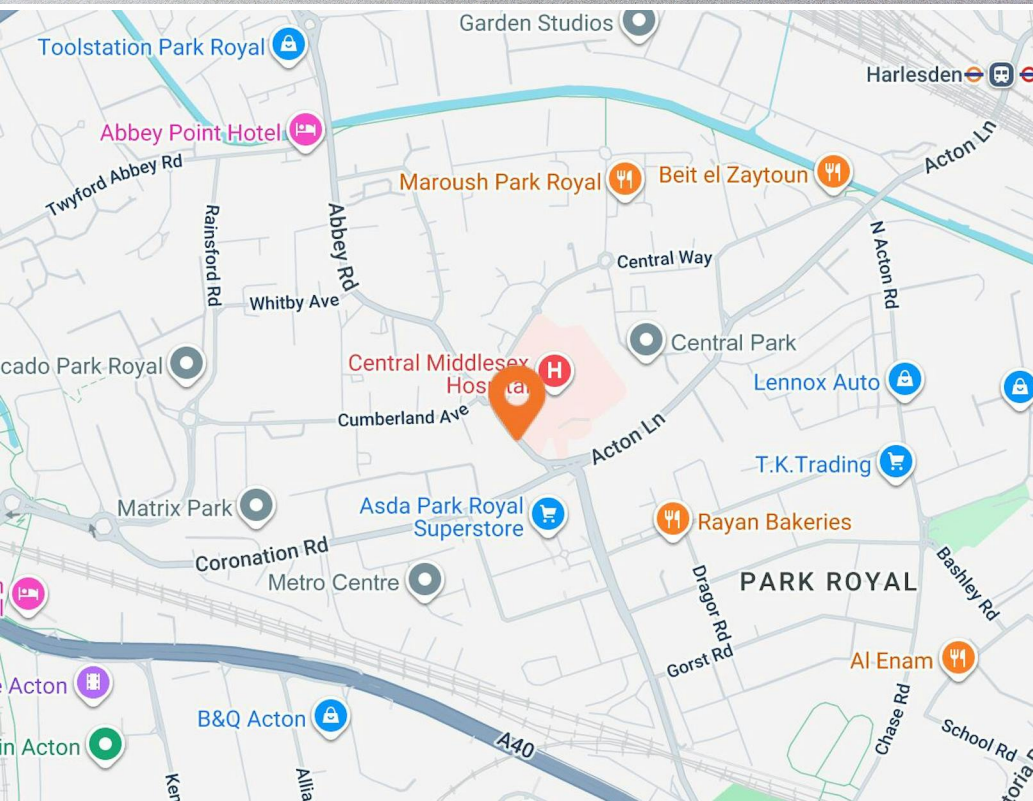
Description

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, disabled WC and a kitchen with built in appliances.

This property comes with 2 allocated parking spaces.

Location

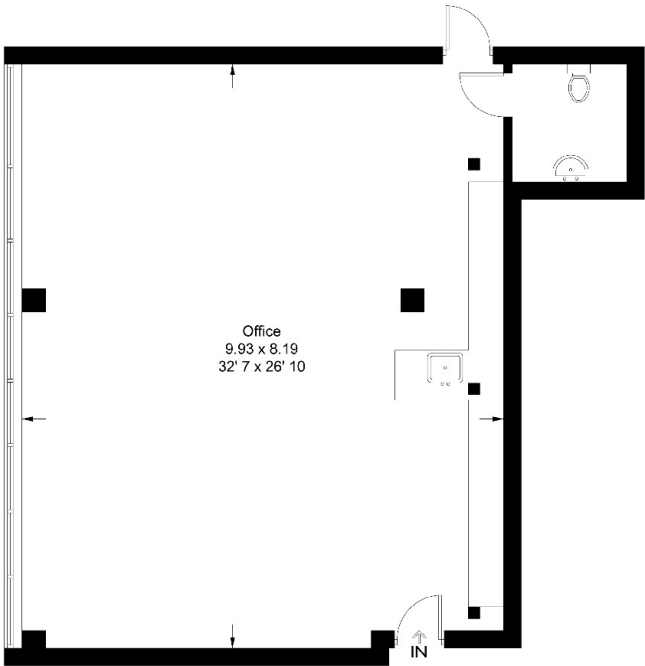
Situated just off Abbey Road in Park Royal this property allows easy access to the A406 and the A40 and just 1 mile from Park Royal Station (Piccadilly Line).





Abbey Road, Park Royal

Approximate Gross Internal Area = 919 sq ft / 85.4 sq m



Ground Floor
919 sq ft / 85.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Availability

Lease	New Lease
Rent	£28,000 per annum including rates and service charge
Rates	Included in rent
Service Charge	Included in rent
VAT	Applicable
EPC	C (72)

Contact

Cormac Sears
020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

22 Abbey Road
Park Royal, NW10 7RE

F O R E S T
R E A L E S T A T E