

22 PARK ROYAL METRO CENTRE

BRITANNIA WAY, PARK ROYAL, NW10 7PA

FOREST
REAL ESTATE

TO LET / FOR SALE

2,795 SQ FT

Freehold Industrial Warehouse For Sale or To Let

Key Features

- Newly Refurbished
- 2.7m Ceiling Heights
- Gas Central Heating
- 3 Allocated Parking Spaces Plus Loading Bay
- ANPR Security Barrier in 24/7 Operation
- Double Glazed Windows
- Loading Door (8.17 ft wide x 10.24 ft high)
- LED Lighting
- Located in a Gated Estate
- Fibre Internet Line On Site

22 Park Royal Metro Centre, Britannia Way
Park Royal, NW10 7PA





Description

This mid terrace industrial unit is situated in a private gated estate and has undergone recent renovations, including the installation of wood effect flooring and LED lighting.

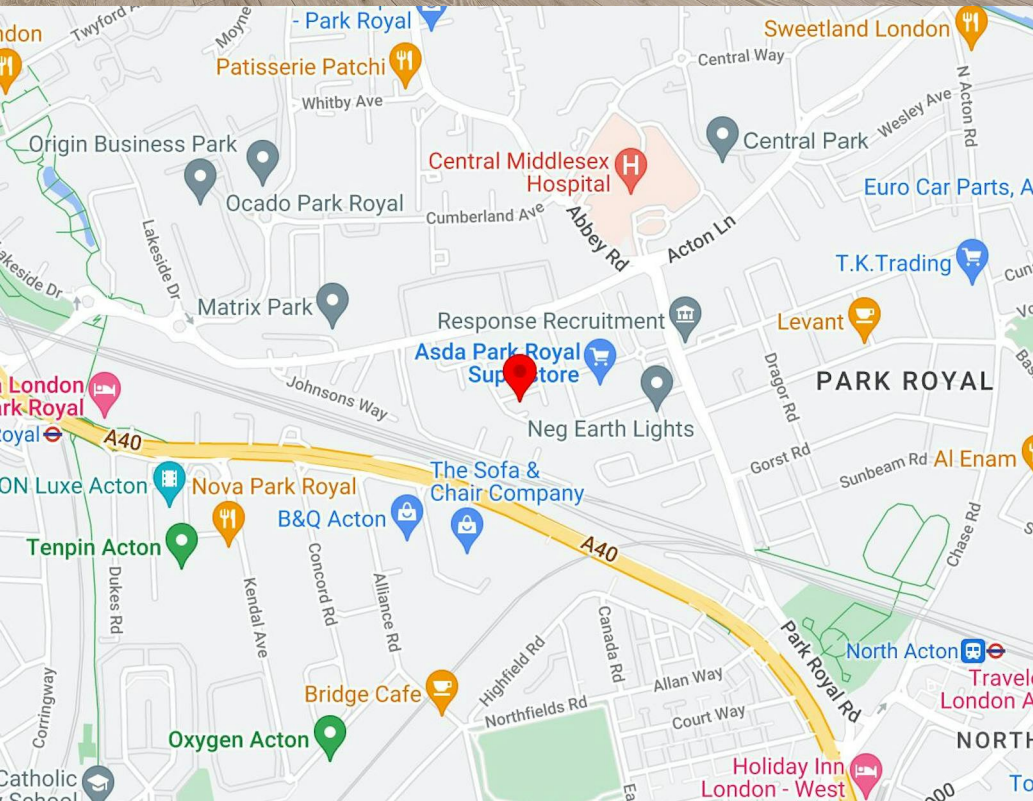
The ground floor is accessed through a pedestrian door and features a loading door (10.24ft in height and 8.17ft in width), with ceiling heights of 2.7m. On the first floor, there are three spacious partitioned offices with suspended ceilings, a newly installed fitted kitchen and WC.

Externally there are 3 allocated parking spaces directly in front of the unit, plus the loading bay.

Location

The property is located directly off Coronation Road, considered one of the main access roads in and out of Park Royal. There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

There are several local bus stops on Coronation Road and this property is within a 15 minute walk of the Piccadilly Line via Park Royal underground station.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,418	131.74
1st	1,377	127.93
Total	2,795	259.67
Lease	New Lease	
Rent	£48,950.00 per annum	
Price	£925,000.00	
Rates	£13,597.75 per annum	
Service Charge	£1,332 per annum	
VAT	Applicable	
EPC	On application	

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

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

North London Office

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

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

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

22 Park Royal Metro Centre, Britannia Way
Park Royal, NW10 7PA

F O R E S T
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/04/2024