

12 SOVEREIGN PARK

CORONATION ROAD, PARK ROYAL, NW10 7QP

FOREST
REAL ESTATE

TO LET

3,501 SQ FT

Secure Warehouse Within A Gated Estate In Central Park Royal

Key Features

- 3 Parking Spaces
- Ceiling Heights of 5.6m - 6.4m
- 1st Floor Private Offices
- Central Park Royal Location
- 3 Phase Power
- Loading Door
- Sealed Concrete Flooring
- Gated Estate
- Heating Units in Warehouse
- Available Now

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Description

The ground floor is open plan with a sealed concrete floor. There is an electric roller shutter (4.2m wide x 4.3m high) and a pedestrian access door. The rear of the ground floor offers additional storage/office and disabled WC.

The mezzanine floor consists of carpeted office space divided into 4 areas with internal partition walls and benefits from air conditioning.

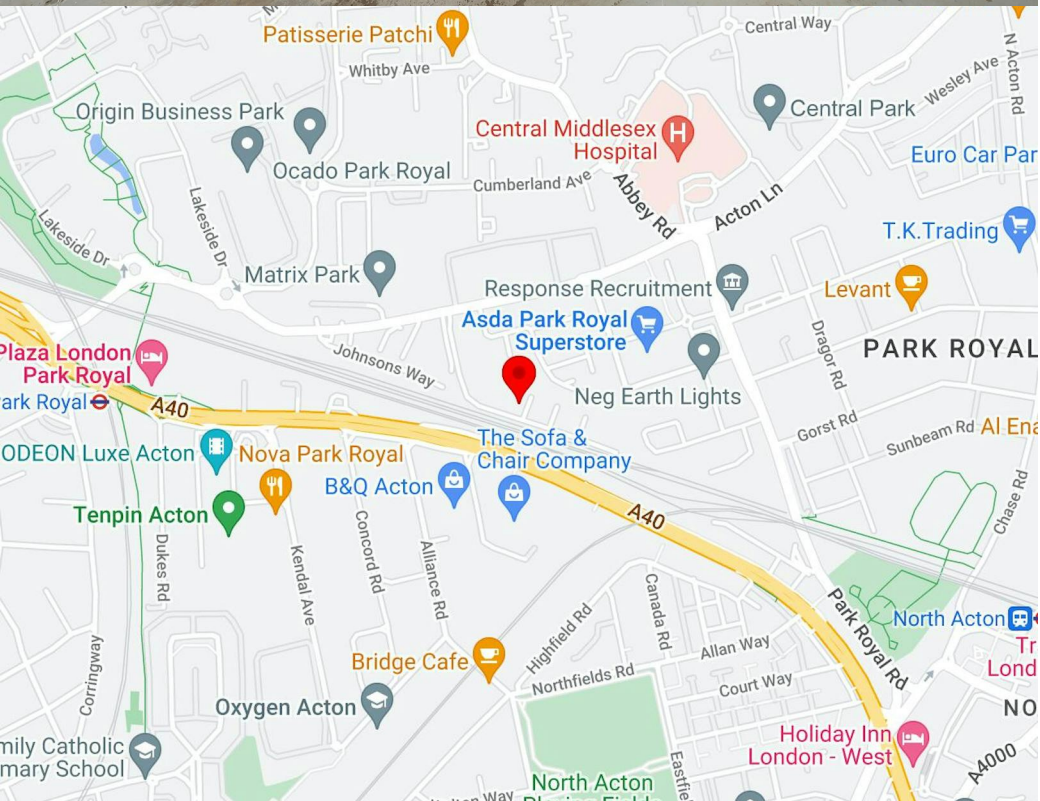
Externally there are three allocated parking spaces.

Location

The building forms part of a modern terrace of business units situated in a gated industrial estate in the heart of Park Royal.

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.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,127	197.60
Mezzanine	1,374	127.65
Total	3,501	325.25

Lease	New Lease
Rent	£59,500.00 per annum
Rates	£23,328.25 per annum
Service Charge	£2,500 per annum
VAT	Applicable
EPC	C (71)

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