

5 PARK ROYAL METRO CENTRE

BRITANNIA WAY, PARK ROYAL, NW10 7PA

FOREST
REAL ESTATE

FOR SALE

2,842 SQ FT

Freehold End Of Terrace Industrial/Warehouse Building

Key Features

- Freehold
- Located in a Gated Estate
- Air Conditioned Mezzanine Storage/Offices
- Gas Central Heating
- Double Glazed Windows
- 3 Phase Power
- Concrete Flooring
- Two WCs
- 5 Allocated Parking Spaces
- ANPR Security Barrier in 24/7 Operation

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





Description

This end of terrace industrial/warehouse is situated in a private gated estate. The property is set over two floors with the ground floor designed for workshop/storage purposes and the mezzanine for additional storage and offices with a kitchenette. Each floor benefits from one WC.

The ground floor has a 2.5m ceiling height and is accessed via a pedestrian door and loading door (height 3m). The mezzanine benefits from an eaves height of 4.6m.

Externally there are 5 allocated parking spaces 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.

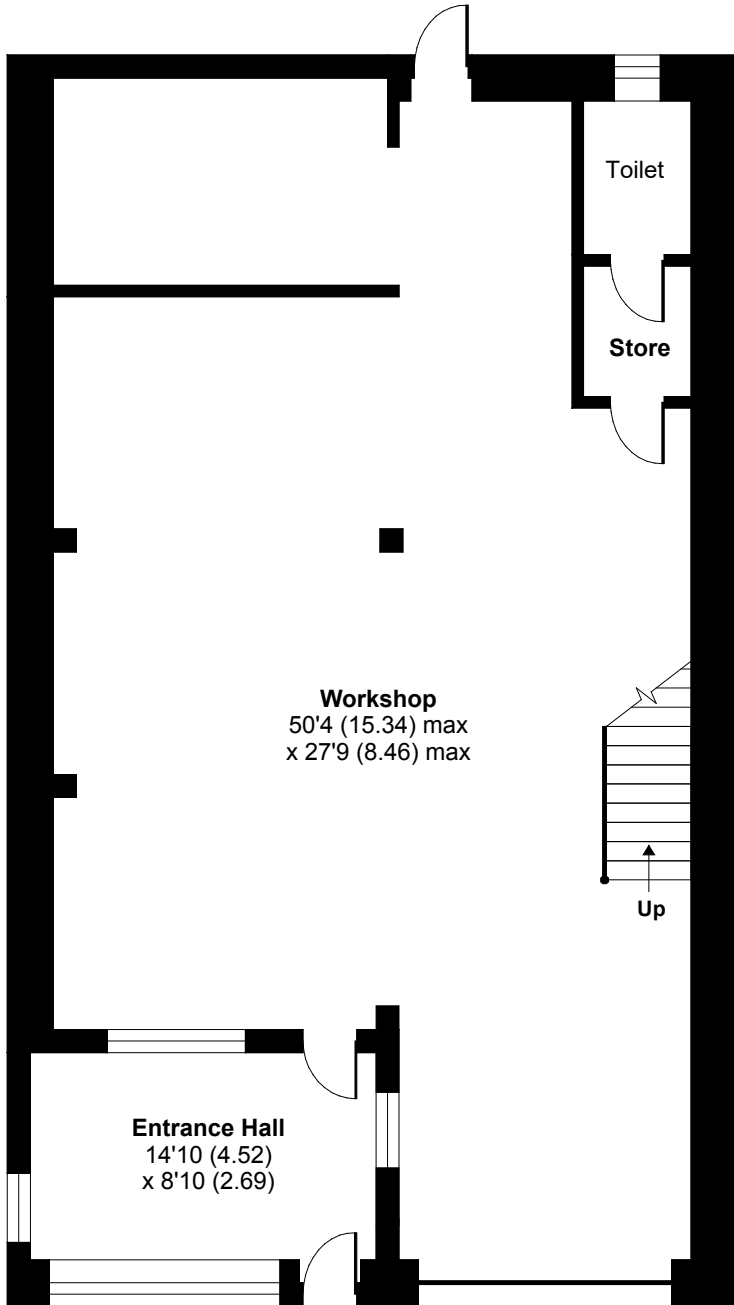




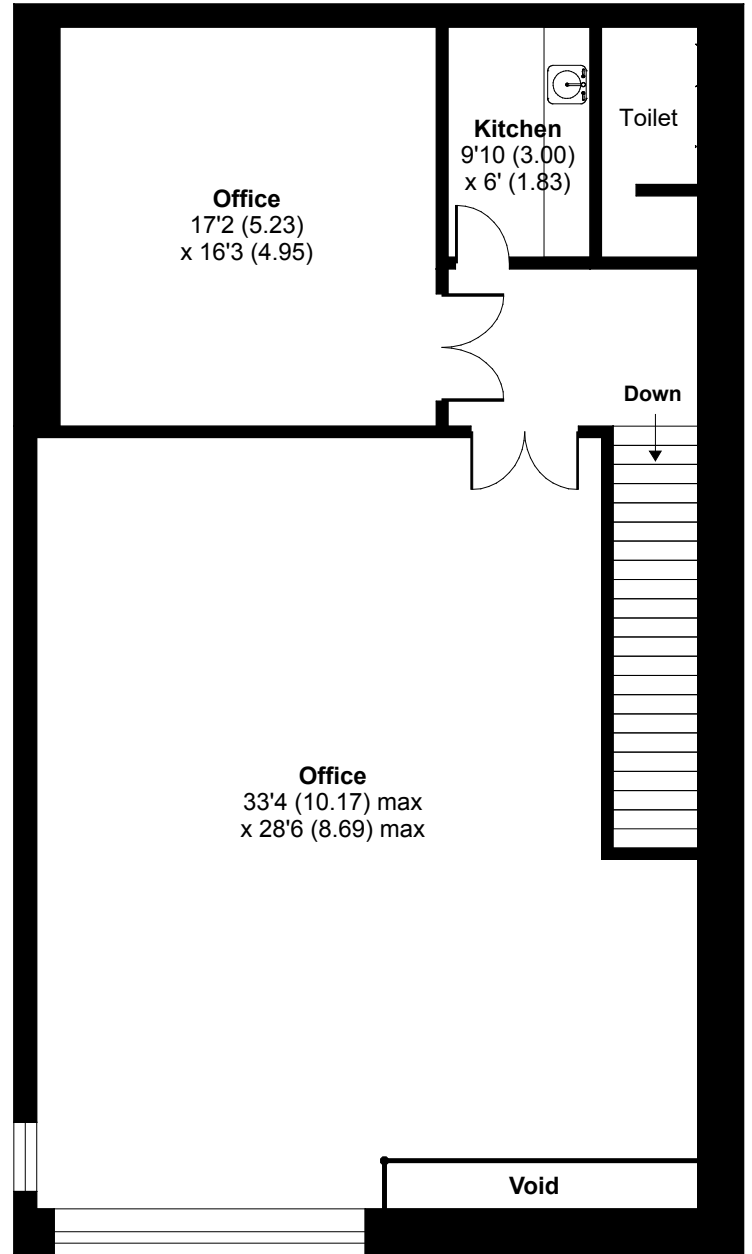
Metro Centre, Park Royal, NW10

Approximate Area = 2842 sq ft / 264 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,478	137.31
Mezzanine	1,364	126.72
Total	2,842	264.03
Price	£895,000.00	
Rates	£9,481 per annum	
Service Charge	£1,377 per annum	
VAT	Applicable	
EPC	C (58)	

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