

**DUE TO BE
REFURBISHED**



Unit 8 Abbey Road Industrial Park

Commercial Way | Park Royal | London | NW10 7XF

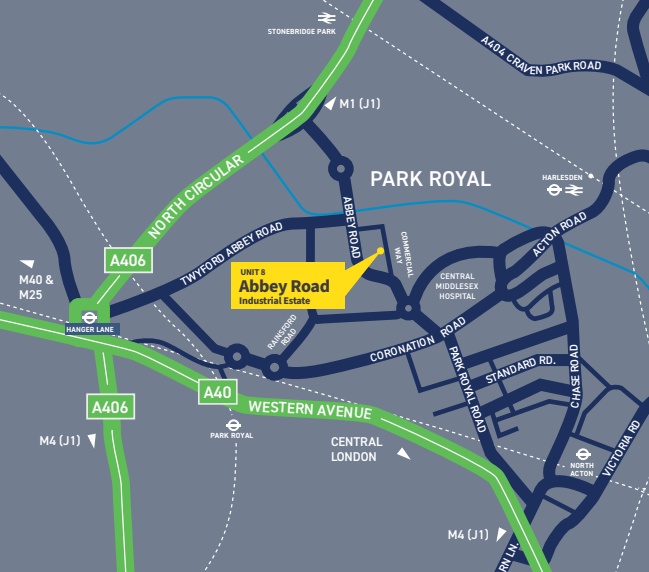
To Let








Industrial / Warehouse Premises

5,972 sq ft (555 sq m)



Photo displays adjacent refurbished unit



-  Prime Park Royal location
-  Close proximity to Harlesden tube station & A406 North Circular
-  Eaves height of 5.5m rising to 8m at the apex
-  Full height electric loading door
-  Forecourt with allocated parking to front
-  First floor offices
-  Concrete loading yard

Accommodation

Unit 8	SQ FT	M ²
Ground Floor Warehouse	5,197	483
First Floor Office	775	72
Total	5,972	555

(All areas are approximate and measured on a Gross External basis)

Location

The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road. The A40 Western Avenue is also within close proximity.

DISTANCES (miles)

A406	0.6
A40	1.0
Harlesden	0.9
Stonebridge Park	1.0
North Acton	1.1
Hanger Lane	1.2
Park Royal	2.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8
Heathrow Airport	11.9

Source: Google maps

Terms

The unit is available by way of a new lease on full repairing and insuring terms direct from the landlord.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

EPC

To be reassessed following completion of the refurbishment.

Rent

Price on application.



Rates

Interested parties should make their own enquiries with the Local Authority.

Legal Costs

Each party to bear their own legal costs.

Viewing

For viewing and further information, please contact the joint sole agents:



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