



## Unit 1 Premier Park

Park Royal, NW10 7NZ

### **TO BE REFURBISHED - END OF TERRACE WAREHOUSE UNIT**

**27,678 sq ft**  
(2,571.37 sq m)

- 8m clear height
- 3 level access loading doors
- 24 hour estate security

# Unit 1 Premier Park, Park Royal, NW10 7NZ

## Summary

<b>Available Size</b>	27,678 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£159,705 per annum
<b>Rateable Value</b>	£292,500
<b>Service Charge</b>	£0.60 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Accommodation

The accommodation comprises the following areas:

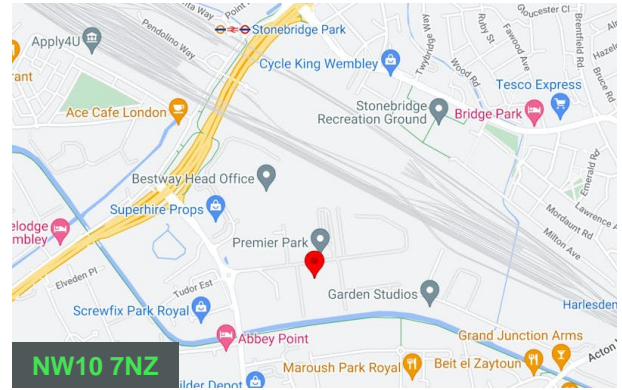
<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - Warehouse	23,029	2,139.46	Available
Unit - Ground Floor Office	1,076	99.96	Available
Unit - First Floor Office	3,573	331.94	Available
<b>Total</b>	<b>27,678</b>	<b>2,571.36</b>	

## Description

TO LET - WAREHOUSE PREMISE . Located in the heart of Park Royal, in one of London's most sought-after industrial and logistics locations, Premier Park provides excellent access to the A406 North Circular Road, the M1 and Central London. Within a 30-minute drive, Premier Park serves a labour pool of over six million people, making Premier Park a rare opportunity for occupiers and meeting the demands of today's logistics businesses.

## Location

Premier Park is located in Park Royal, London's largest industrial and logistics hub, situated North West of Central London. The estate is located only 1.5 miles from the A40 and can be accessed only 400m from the North Circular (A406) off Abbey Road. Nearby national motorway links include the M1, M40, M25, M3 and M4.



## Viewing & Further Information



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