

**TO LET - MODERN WAREHOUSE
WITH OFFICES & CAR PARKING**



**Unit 14 Oliver Business Park,
Oliver Road, Park Royal, NW10 7JB**

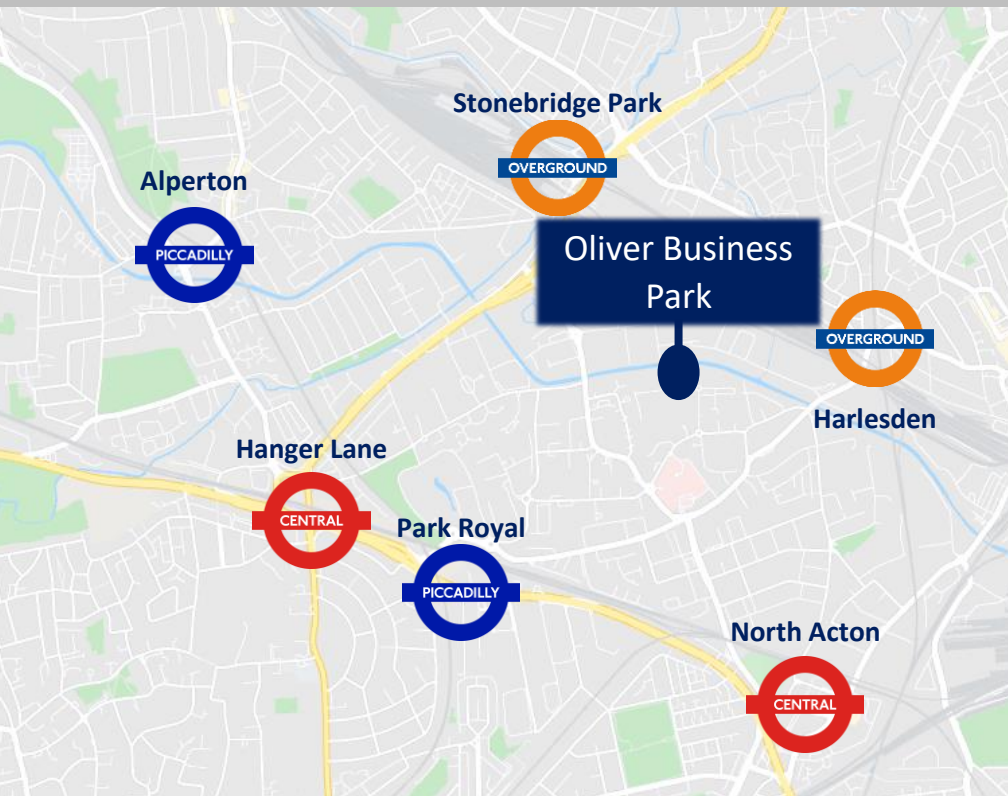
**1,902 sq. ft.
(176.74 sq. m.)**

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Location

The property is located within Oliver Business Park, Park Royal, which is well situated in terms of direct access to the A406 North Circular Road and the A40/M40, leading to the national motorway network.

The nearest tube station is Harlesden (Overground & Bakerloo Line) which is approximately a 15 minute walk from the property. Other nearby stations include Alperton, Stonebridge Park, Hanger Lane and Park Royal which are also in walking distance from the estate.



| | |
|--------------------------------|-----------|
| A406 – North Circular Road | 1.2 miles |
| A40 – Western Avenue | 1.9 miles |
| M1 – Junction 1 | 4.5 miles |
| Covent Garden – Central London | 8.7 miles |



| | |
|-------------------------------|-----------|
| Harlesden (Overground) | 0.8 miles |
| Stonebridge Park (Overground) | 2.1 miles |
| Hanger Lane (Central Line) | 2.1 mile |
| Park Royal (Piccadilly Line) | 2.0 miles |

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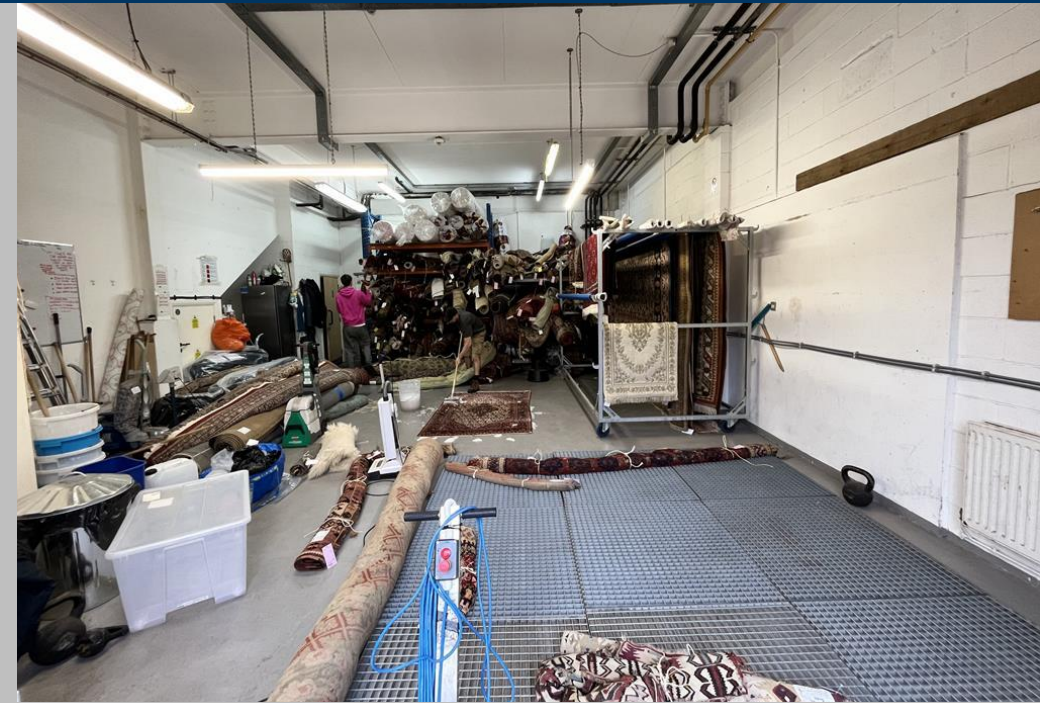
The Property

The premises comprises a modern mid terrace warehouse of steel construction with brick and profile-clad elevations, incorporating a single loading door, and 1st floor offices, together with car parking.

Accommodation

The property offers the following approximate Gross Internal Accommodation: -

| Unit 15 | Sq. Ft. | Sq. M. |
|------------------------|--------------|---------------|
| Ground Floor Warehouse | 966 | 89.76 |
| First Floor Office | 936 | 86.98 |
| Grand Total | 1,902 | 176.74 |



Amenities

The property benefits from the following amenities: -

- 4m eaves to undercroft
- Up & over loading door
- Strip Lighting
- First floor offices with partition / meeting room
- Kitchenette
- 3 parking spaces
- Three phase power

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£35,000 per annum exclusive.

Rates

According to the Valuation Office website the current rateable value of the property is £29,000.

Rates payable 2023/2024 = approximately £14,848 per annum.

All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority.

Service Charge

Further details available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

An EPC has been commissioned.

Viewing

Strictly through prior arrangement with joint sole agent Vokins or Telsar.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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