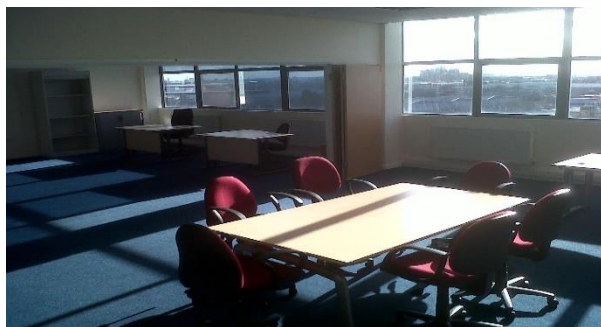


UNIMIX HOUSE Abbey Road, Park Royal, NW10 7TR



Modern Offices and Showrooms from 100 - 2,000 sq ft

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

In the heart of Park Royal, UNIMIX HOUSE on Abbey Road is just a 2 minutes' drive from the North Circular (A406), with excellent access in and out of London. There is also quick access to the A40 (M40). The closest underground stations are Stonebridge Park (Bakerloo line), Hanger Lane (Central Line) and Park Royal (Piccadilly Line). Bus routes no. 224,226 and 440 stop just outside the Centre. Central London and Heathrow Airport are both approximately a 30-minute drive from the business Centre.

Description

The Business Centre offers Offices and showrooms over 6 floors. There is high quality glass-front Showroom space on the ground floor and office suites from the first to the sixth floor. The building is carpeted and tiled throughout and all offices can be customized to suit the needs of any business from small start-ups who require furnished, bright and affordable but professional office space to large organizations requiring a large open plan and modern office space. The building is multi-let with a variety of businesses offering opportunities to network internally.

Terms:

Rents and prices are quoted exclusive of and subject to VAT. Flexible Lease terms available. The property is available by way of a new Lease for a term to be agreed. Business rates are payable directly by the tenants to Brent Council.

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Current Availability List

Available Space	Approx size (sq ft)	Desk Recommendation	Price Per Month ex VAT
M8c	330	4	£688
M9a	387	5	£806
M7	215	2	£500
M 17	917	15	£1910
M7B	150	1	£375
M 20	565	8	£1177
M24A	100	1	£250
M9	387	3	£806
M18	1770	15	£3393
M16 (Meeting Room)	1830	15	£3507
M23	330	4	£688
Suite 25	407	5	£916
Suite 33a	171	3	£420
Suite 33 (Lockout room)	250	3	£520
Suite 37	278	4	£650
Suite 34A	171	2	£420
Suite 38-39	811	8	£1622
Suite 39A	271	3	£630
Suite 40b	384	5	£864
Suite 41a	349	4	£785
Suite 42	234	2	£545
Suite 43b	250	3	£563
Suite 50A	525	5	£1100
Suite 51	553	6	£1155
Suite 51A	300	3	£665
Suite 51b	253	4	£569
Suite 52A	553	8	£1244
Suite 53A	150	2	£420
Suite 53B	172	2	£450
Suite 53c	240	4	£540
Suite 54a	200	3	£450
Suite 54B	253	2	£565
Suite 54d	206	3	£464

Rent is inclusive of:

- Service & Maintenance Charges
- Utilities
- Cleaning of communal areas

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Additional Costs:

- Super-fast fibre Internet - cost as per requirement
- Telephone
- Business rates are not included although many offices should qualify for 100% rates relief but please rely on your own enquiries.

Amenities include:

- TWO Passenger Lifts
- On Site Management
- On Site Car Park
- 24/7 Access
- Staffed reception
- Bright and airy offices
- Central Heating
- Air Conditioning
- Fibre Optic Internet
- Conference and Interview Rooms
- Cat 5 Cabling

Viewing strictly by appointment through agents ASHTON FOX COMMERCIAL.

Please call us on 020 8238 5588 or email us at sales@ashtonfox.co.uk

Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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