



## EXCELLENT INVESTMENT OPPORTUNITY

Landmark brick built 3 storey warehouse building in the heart of  
Park Royal

### **THE OLD TORPEDO FACTORY**

St. Leonards Road, NW10 6ST

Warehouse

### **FOR SALE**

**12,320 sq ft**  
(1,144.57 sq m)

- 200m from the HS2 and Elizabeth Line development at Old Oak Common
- Short walk to North Acton Tube (Central Line)
- Roller shutter entrance at front and goods lift providing access to first and second floors
- Rear yard with vehicle access from Bashley Road
- Ground floor eaves height of 3.2m to underside of beams

# The Old Torpedo Factory, St. Leonards Road, London, NW10 6ST

## Summary

<b>Available Size</b>	12,320 sq ft
<b>Price</b>	Offers in excess of £2,700,000.00
<b>Rates Payable</b>	£2.60 per sq ft
<b>Rateable Value</b>	£62,500
<b>VAT</b>	Applicable. This building is elected for VAT
<b>EPC Rating</b>	C

## Description

The Old Torpedo Factory is a truly unique, landmark building in the heart of Park Royal. Built in the early 1900s the property has been home to car manufacturers, torpedo builders! and more recently as a distribution warehouse and offices for live events and digital technology businesses.

The building is arranged over three floors of circa 3,900 sq ft each with a goods lift providing access to the upper floors and roller shutter access into the ground floor. The rear yard is accessed from Bashley Road and provides useful vehicle access and off street parking for a couple of cars.

## Location

Situated in the heart of Park Royal, the building is within a 5 minute walk of North Acton tube. Old Oak Common's new HS2 and Elizabeth Line interchange is around 200m away. This opens some significant opportunities for this building and the wider area over the next few years with a number of major residential and commercial property development projects already underway in the area.

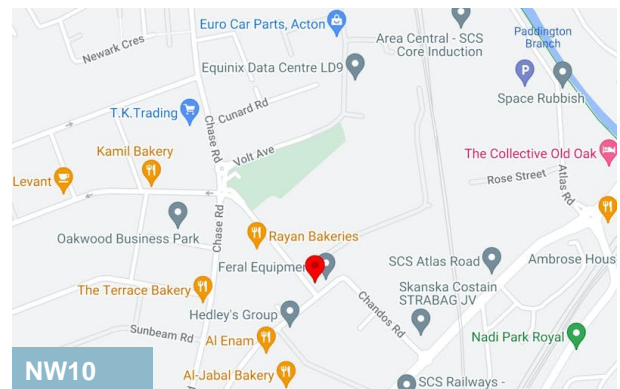
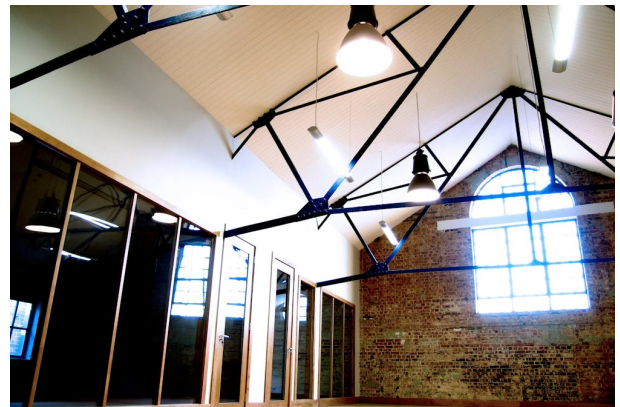
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,900	362.32	Available
Ancillary - Rear Storage	620	57.60	Available
1st	3,900	362.32	Available
2nd	3,900	362.32	Available
<b>Total</b>	<b>12,320</b>	<b>1,144.56</b>	

## Planning Use

We believe the property benefits from both B8 and E Uses but interested parties must make their own enquiries of the Local Authority (LB of Ealing)



## Viewing & Further Information



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