

23,950 SQ FT (2,225 SQ M)



TO LET – PROMINENT UNIT ON SECURE 0.91 ACRE SITE

SPECIFICATION

- Two adjoining warehouse units on secure self-contained site of approximately 0.91 acres
- 5.5 m clear internal eaves
- Pitched roof with internal lining and roof lights.
- Four level access loading doors
- Heating and lighting to the warehouse
- 110kVA power supply
- Fully fitted offices/ amenity at first floor
- Attractive site density for Park Royal of 60%

	SQ M*	SQ FT*
Warehouse	2,047.31	22,037
Mezz Office	177.77	1,913
TOTAL	2,225.08	23,950
Yard Area	1,448.5	15,592

DESCRIPTION

Prominently located with signage opportunities onto Victoria Road, the building comprises two adjoining warehouse units of steel portal frame with clear internal eaves at 5.5m and 4 level access loading doors.

Externally the property occupies a secure-self-contained site of approximately 0.91 acres, providing an approximately 15,600 sq ft yard.

For more information, please contact:



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*All areas are measured on an approximate Gross External Basis

TO LET

97 Victoria Road

Park Royal, London NW10 6DJ

LOCATION

97 Victoria Road is located within the heart of Park Royal. Victoria Road (A4000) itself, is one of the main arterial routes through this established commercial area, connecting directly with the A40 to the south.

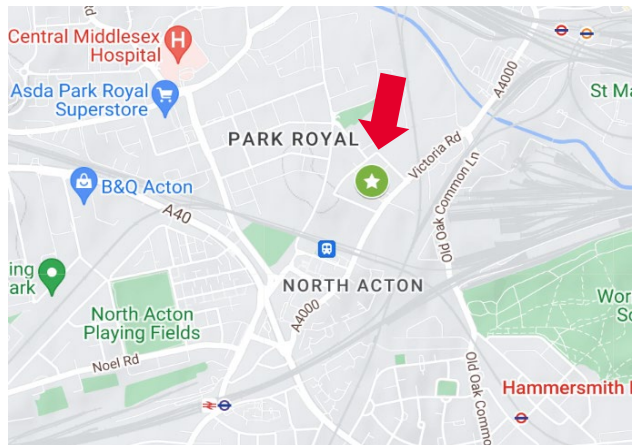
The A40 provides direct access eastbound into Central London or westbound to the A406 North Circular Road at Hanger Lane.

The scheme is well served by public transport with West Acton (Central Line) and Willesden Junction (Overground) stations within half a mile and a mile, respectively.



Driving distances	Miles
A40	0.5
A406, Hanger Lane	2
M4, Junction 1	3
M1, Junction 1	4
Central London	8
Heathrow International Airport	12
M40, Junction 1	11

Source: Google Maps



TERMS

The premises are offered by way of an assignment or sub-lease of a Landlord and Tenant Act protected lease expiring 25/12/2025, at an annual rent of £339,500.

Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

RATEABLE VALUE

The Rateable value for the premises with effect from 01 April 2023 according to the VOA is £213,000 PA.

VIEWINGS

Strictly by prior appointment

EPC

D-76