



Park Royal Works

23 Park Royal Road, Park Royal, NW10 7LQ

Modern Light Industrial / Studio / Workspaces

177 to 1,099 sq ft

(16.44 to 102.10 sq m)

- Walking distance to North Acton Underground Station (Central Line)
- LED Lighting
- On-site cafe
- On-site parking
- CCTV
- WC's to each floor
- 24/7 access
- Excellent natural lighting

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Summary

Available Size	177 to 1,099 sq ft
Rent	£23 per sq ft Inclusive of service charge.
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Inclusive of the annual rent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

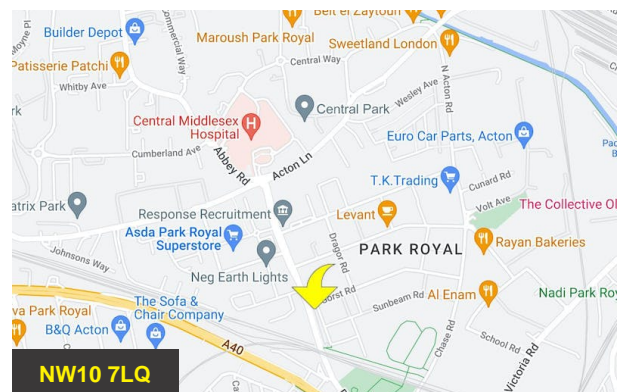
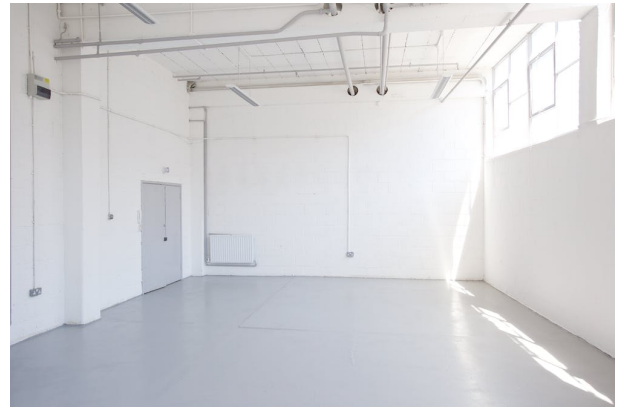
The premises are prominently located with main road frontage on the well-known Park Royal Road which is a main thoroughfare to the Park Royal Industrial District. The property is within close proximity to the A40 Western Avenue which provides easy access to Central London to the East and M40 and M25 motorways to the West. The A406 North Circular Road and thus the M1 is also easily accessible. North Acton underground station serviced by the Central Line is within walking distance and the area is also serviced by various bus routes.

Description

Park Royal Works offers a range of mixed-use commercial space in a prime North West London location close to the A40, North Acton and Park Royal underground stations. Each occupier will benefit from bright accommodation with high ceilings, excellent natural light and comfort cooling. There is a dedicated building manager for face-to-face support, a friendly on-site cafe and convenient allocated parking.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).



Viewing & Further Information



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