

# UNIT 24

## RARE FREEHOLD

DETACHED WAREHOUSE / STORAGE BUILDING  
ON A SECURE SELF-CONTAINED SITE

SOVEREIGN PARK  
PARK ROYAL  
LONDON  
NW10 7QP

24,482 SQ FT (2,274 SQ M)  
on approx 1 acre site

Located in the Heart of the Park Royal Industrial District,  
directly visible from the A40 Western Avenue



DETACHED WAREHOUSE / STORAGE BUILDING  
ON A SECURE SELF-CONTAINED SITE

8 min   
North Acton Station 

2 min   
A40 Western Avenue 

6 min   
Park Royal Station 



INDICATIVE OUTLINE

Sovereign Park

SQ FT  
**24,482**  
2,274.45 SQ M  
on approx. 1 acre site

**UNIT 24**  
**SOVEREIGN PARK**

Park Royal, London, NW10 7QP



### Location

The premises are situated on Sovereign Park linking directly off Coronation Road, considered one of the arterial roads in Park Royal with excellent access both to the A40 Western Avenue which serves Central London to the East and the wider motorway networks to the West and also the A406 North Circular Road. The area is well served with public transport with a number of bus routes passing close to the premises, the unit further benefits from close proximity to Park Royal Underground Station (Piccadilly Line) located within a mile of the premises. Old Oak Common, which is to lie on the eastern edge of Park Royal, will act as the only open line station between Euston and Birmingham via HS2. Access to London will be improved through the Crossrail Acton Main Line Station on the south edge of Park Royal, which will place the area within one stop of London Paddington.



INDICATIVE OUTLINE

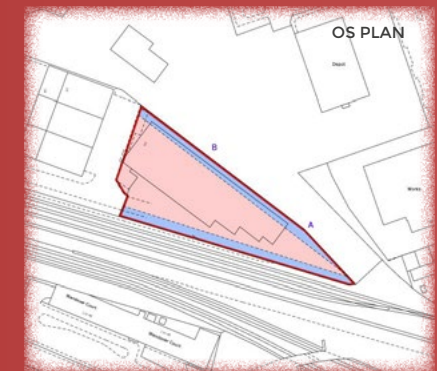


SAT NAV: NW10 7QP

### Travel Distances

	Miles
A406	0.1
A40	1.2
Park Royal Station (Piccadilly Line)	1.4
North Acton Station (Central Line)	1.3
Central London	3.1
Heathrow	13

Source: Google Maps





## Description

The subject premises are situated on a secure, self-contained site within the Sovereign Park Estate and comprise a Headquarters, brick built, 1980's steel portal frame warehouse/production facility with ancillary office accommodation and ample parking provisions.

## Amenities

- Detached building on a secure, self-contained 1 acre site
- 2 x full height up & over loading doors
- 3 phase power & gas
- Good natural lighting
- Staff welfare facilities to include WC's, showers & canteen
- Fully fitted, air-conditioned first floor offices
- Walking distance to Park Royal UG Station
- 6m clear eaves height rising to 7.75m at the roof apex
- 40 x parking spaces
- Concrete warehouse floor
- Space ray industrial heating to warehouse
- Security alarm and fire alarm
- Close proximity to A40 / A406



EPC

Energy Performance Asset Rating E: 124

## Accommodation

AREA	SQ FT	SQ M
Ground Floor Warehouse & Welfare	19,965	1,854.81
First Floor Offices	4,517	419.64
<b>TOTAL</b>	<b>24,482</b>	<b>2,274.45</b>
Mezzanine to Warehouse	9,212	855.82
Total with Mezzanine	33,694	3,130.28
Approx. Site Area	1 acre	0.40 hectares



## Tenure

The property is held as a complete freehold.

## Price

**£8,000,000**

subject to contract and exclusive of VAT.

## VAT

The asset has been elected for VAT.

## Business Rates

Interested parties are advised to contact the London Borough of Ealing to obtain this figure.

## Service Charge

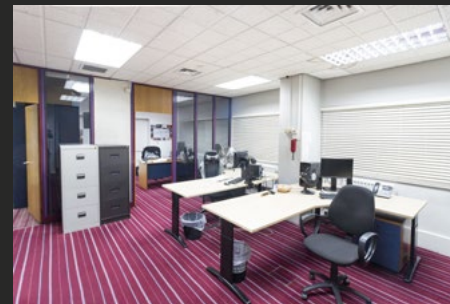
Approx. £7,500 per annum

## Legal Cost

Each party to bear their own costs.

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



For further information or to make arrangements for viewing please contact:

Dipesh Patel

**07906 696666**

**020 8075 1233**

dp@telsar.com

Jack Pay

**07411 576313**

**020 8075 1238**

jp@telsar.com



020 3333 2222 | info@telsar.com | www.telsar.com

Telsar Ltd, Brook House, 54a Cowley Mill Road, Uxbridge, UB8 2QE

### Misrepresentation:

Telsar Ltd give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.