



First Floor Offices

40 Gorst Road, Park Royal, NW10 6HZ

Modern Offices with Covered Parking

2,537 sq ft

(235.70 sq m)

- Up to 5x covered parking spaces
- Air-conditioning with comfort cooling
- Excellent natural lighting
- Male & female WC's
- Perimeter trunking
- Close proximity of A40 & A406
- Walking distance to Harlesden (Bakerloo) & North Acton (Central) Underground Stations

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Summary

Available Size	2,537 sq ft
Rent	£45,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Ealing.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise of quality first floor office accommodation with good natural lighting and air-conditioning. Dedicated parking is available within a secure enclosure on the ground floor level.

Location

Although the official address is on Gorst Road, the entrance to the property is via Dragor Road, both of which are conveniently situated in a strategic location in central Park Royal, with access from Chase Road (via Standard Road) and Park Royal Road, both providing access to the A40 Western Avenue to Central London and the A406 North Circular, M40 and M25 motorways to the west.

North Acton (Central Line) underground station is approximately 5 minutes walk from the unit, Harlesden Station (Bakerloo Line) is approximately 0.9 miles and Park Royal Station (Piccadilly Line) which is approximately 1.2 miles from the property. A number of bus routes also operate throughout the area.

Accommodation

All measurements are approximate and measured on a gross net internal area basis.

Description	sq ft	sq m
First Floor Offices	2,537	235.70
Total	2,537	235.70

Tenure

Leasehold - The premises are available by way of a new full 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.

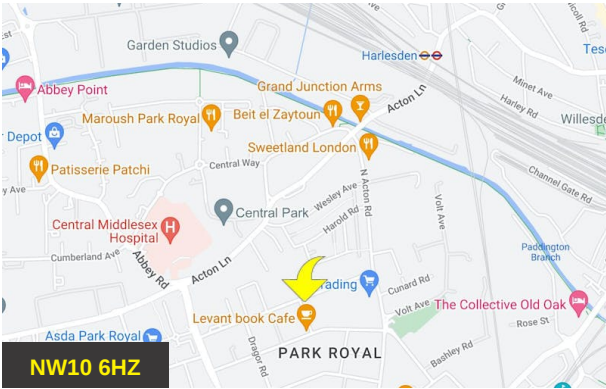
Travel Distances

North Acton Underground Station (Central Line) - 0.6 miles
A40 - 0.5 miles
A406 - 1.8 miles
Central London - 8.3 miles

Source: Google Maps

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.



Viewing & Further Information



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