



## Units 13 & 15 Abbey Road Industrial Park

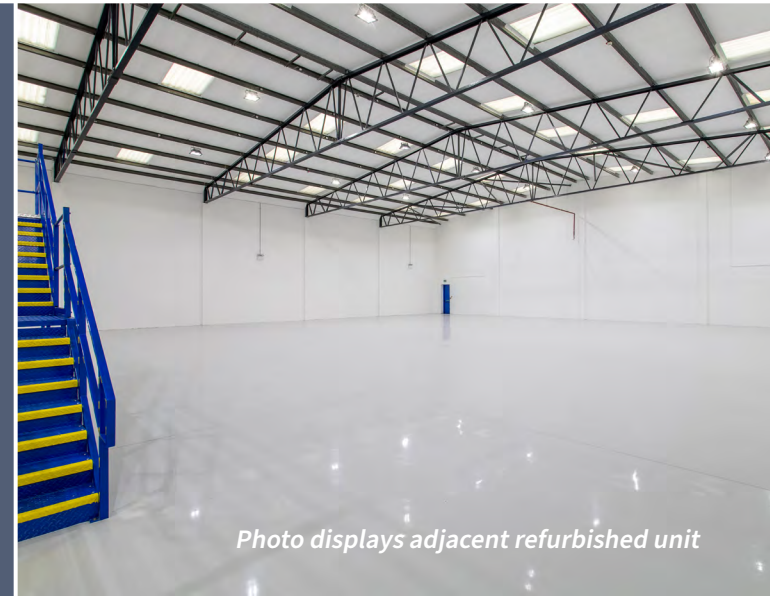
Commercial Way | Park Royal | London | NW10 7XF

### To Let

Industrial / Warehouse Premises

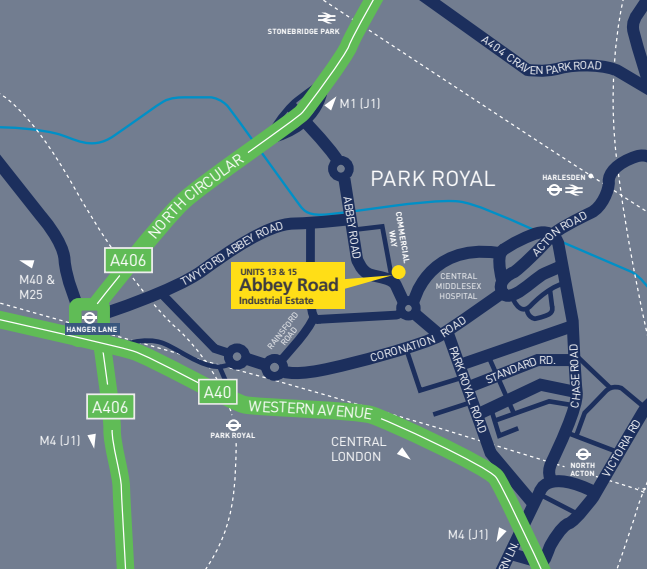
5,287-10,589 sq ft (491- 984 sq m)

To let as individual units or combined



*Photo displays adjacent refurbished unit*





## Location

The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road. The A40 Western Avenue is also within close proximity.

### DISTANCES (miles)

A406	0.6
A40	1.0
Harlesden	0.9
Stonebridge Park	1.0
North Acton	1.1
Hanger Lane	1.2
Park Royal	2.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8
Heathrow Airport	11.9

Source: Google maps



Prime Park Royal location



Close proximity to Harlesden tube station & A406 North Circular



Clear internal height of 5.5m



Full height electric loading door



Forecourt with allocated parking



First floor offices



Concrete loading yard

## Accommodation

Unit 13	SQ FT	M <sup>2</sup>
Ground Floor Warehouse	4,521	420.01
First floor office	766	71.16
<b>Total</b>	<b>5,287</b>	<b>572.25</b>

Unit 15	SQ FT	M <sup>2</sup>
Ground Floor Warehouse	4,521	420.01
First Floor Office	781	72.55
<b>Total</b>	<b>5,302</b>	<b>592.56</b>

(All areas are approximate and measured on a Gross External basis)

## Terms

The units are available by way of a new lease on full repairing and insuring terms direct from the landlord.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

## EPC

Unit 13 rating - D90

Unit 15 rating - D85

## Rent

Price on application.



## Rates

Interested parties should make their own enquiries with the Local Authority.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

For viewing and further information, please contact the joint sole agents:



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