


# 10-24 STANDARD ROAD

PARK ROYAL, NW10 6EU

FOREST

REAL ESTATE

# TO LET

## 52,075 SQ FT

## Large Warehouse/Industrial Building To Let in Park Royal

## Key Features

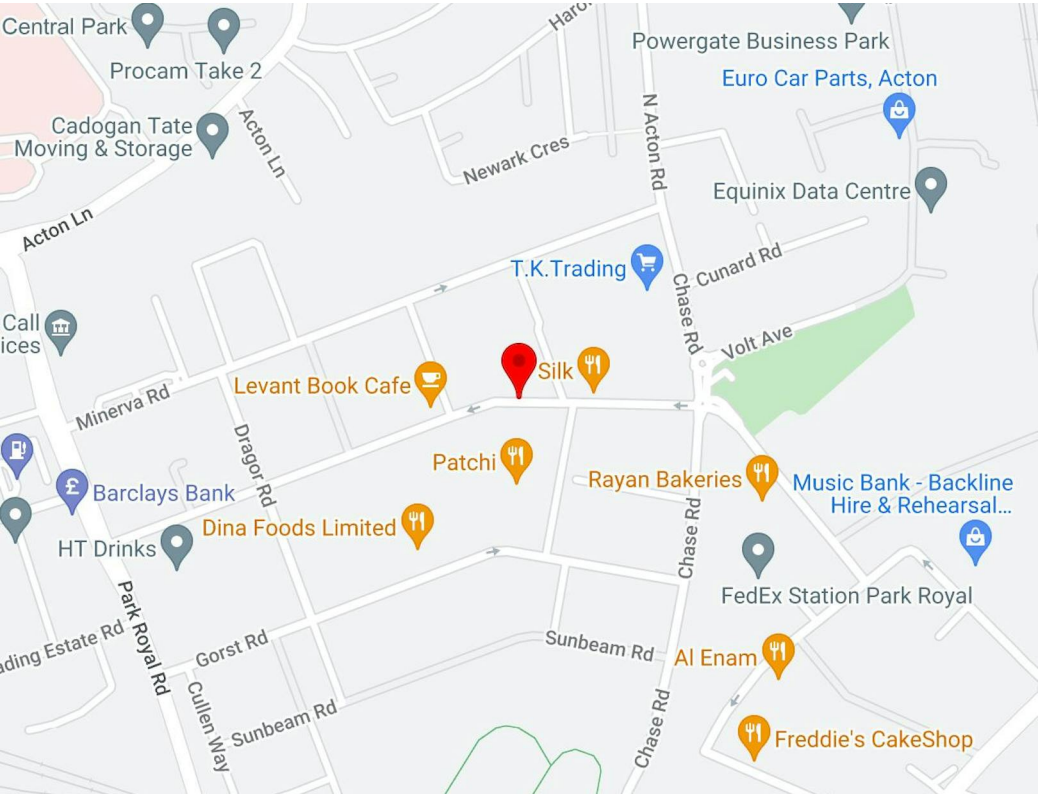
- Loading yard at the rear of the property
- 3 phase power
- Walking distance of North Acton Station
- Gated forecourt parking to the front
- Concrete flooring
- 23ft eaves height






**Units 3 & 4, 10-24 Standard Road**
Park Royal, NW10 6EU






## Description

A large end of terrace industrial building currently in use as a food production factory. The warehouse has concrete flooring and is currently divided for factory operation but would be in a more open plan orientation once vacant. There is a large, concrete paved yard at the rear of the property opening onto Minerva Road with 3 loading doors. The eaves height is 23ft.

The first floor office space comprises 5,700 ft2 of divided office space including a kitchen and male and female WCs.

## Location

The main access to the property is on Station Road with a loading area at the rear of the property on Minerva Road. Located close to the Western Avenue (A40) which affords easy access to the West End and also to the The North Circular Road (A406). North Acton Station (Central Line) is within walking distance.

Local amenities within walking distance include Asda, Subway and McDonalds as well as numerous independent cafes and shops in the immediate vicinity.

## VAT

No VAT.



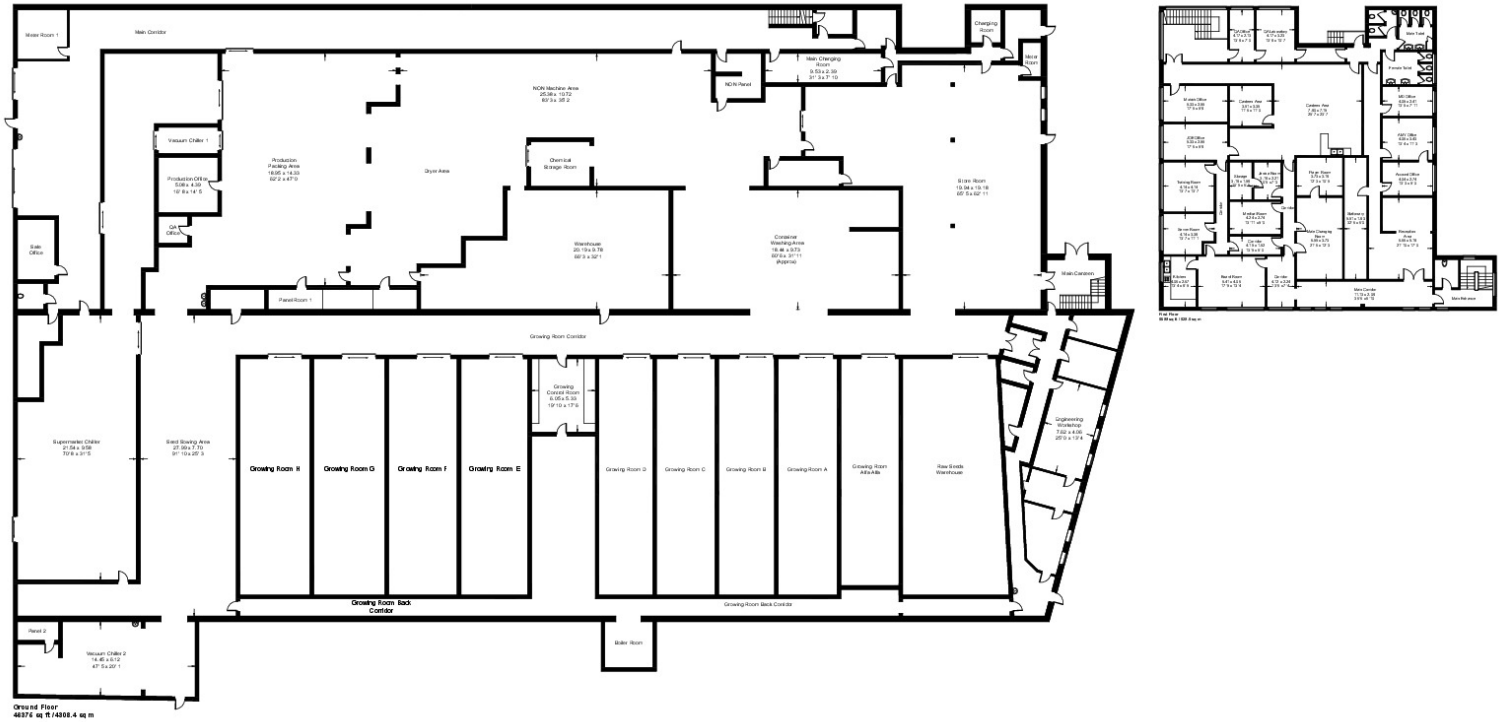



AL-BAHIA BAKERY



## Standard Road

Approximate Gross Internal Area = 52074 sq ft / 4837.9 sq m




This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# Availability

The accommodation comprises of the following

| Name | sq ft | sq m |
|---|---|---|
| Ground | 46,375 | 4,308.38 |
| 1st | 5,700 | 529.55 |
| **Total** | **52,075** | **4,837.93** |

| | |
|---|---|
| **Lease** | New Lease |
| **Rent** | £650,000 per annum |
| **Rates** | Interested parties are to make their own enquiries to the London Borough of Brent |
| **Service Charge** | N/A |
| **VAT** | Not applicable |
| **EPC** | C |

# Contact


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