logix PROPERTY

To Let



Unit 2 Vola Nucleus

Central Way, Park Royal, NW10 7XT

Unit 2 Nucleus - Prime industrial space within Park Royal

13,660 sq ft

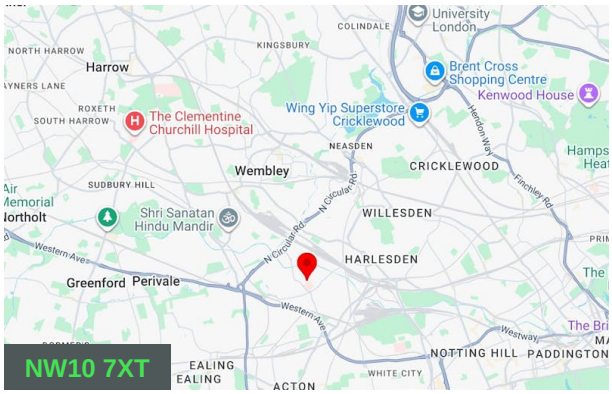
(1,269.06 sq m)

- Newly refurbished
- EPC A+ / BREEAM Excellent
- 9.3m eaves height
- 1 level access loading door
- 35kN/m2 floor loading
- PV panels to be installed
- EV charging

Unit 2 Vola Nucleus, Central Way, Park Royal, NW10 7XT

Summary

Available Size	13,660 sq ft
Rent	Rent on application
Rates Payable	£120,000 per annum
Rateable Value	£250,000
Service Charge	£0.75 per sq ft
EPC Rating	A+







Description

Nucleus Unit 2 is located in a prominent position, just off Central Way, in the heart of Park Royal. Park Royal is let to a diverse mix of occupiers including Wholesale & Distribution, Manufacturing, Automotive, Transport & Logistics, TMT, Film Studios and General Services. Occupiers in the vicinity of Nucleus include DPD, Central Middlesex Hospital, Charlie, Bighams, RD Studios, Royal Mail, Kikkoman, Cadogan Tate, Ocado and Wasabi.

Location

Nucleus benefits from excellent road connection via the A40 Western Avenue and A406 North Circular Road. Access to Central London is provided by the M40 and M25 motorways to the west, as well as the M1 to the North. The area is well served by public transport with a number of bus routes passing close to the premises serving the nearby Middlesex
hospital. North Acton (Central Line, Park Royal (Piccadilly Line) and Harlesden (Network Rail/Bakerloo Line) are within a mile of the premises and provide a regular service to Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor / Warehouse	12,160	1,129.70	Available
Unit - First Floor	1,500	139.35	Available
Total	**13,660**	**1,269.05**	

Viewing & Further Information



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