



UNITS 12 & 20-22
whitby avenue

PARK ROYAL | NW10 7SF

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TO LET
6,759 - 13,341 sq ft
(628 - 1,239 sq m)

WAREHOUSE / INDUSTRIAL UNITS

UNIT 12 - 6,759 SQ FT

UNITS 20-22 - 13,341 SQ FT

**FULLY
REFURBISHED**



TRAVEL

A406	0.7 miles
A40 Western Avenue	0.7 miles
Stonebridge Park Station	1.0 miles
Park Royal Station	0.8 miles
Hanger Lane Station	1.0 miles
North Acton Station	1.3 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
Central London	8.6 miles
Heathrow Airport	12.6 miles

LOCATION

- Located within the heart of the established and sought after Park Royal industrial area, Whitby Avenue is accessed off the prominent Abbey Road.
- The estate benefits from quick and easy access to the North Circular Road (A406), as well as quick connectivity to the M1, Western Avenue (A40) eastbound, M40, M25 and M4 motorways.
- Access to public transport is well serviced, with multiple Underground Stations within walking distance.



UNIT 12

UNDER REFURBISHMENT

Unit 12 is currently undergoing a refurbishment to include:

- New roof
- 5.63m clear height rising to 7.5m at the apex
- Warehouse LED lighting
- Fully fitted ground floor office
- First floor storage space
- Goods access is via a covered loading areas
- Single level loading door measuring 4.82m wide by 5.0m high

ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	4,973	461.99
Ground Floor Office	893	82.96
First Floor Storage	893	82.96
TOTAL	6,759	627.84
Covered Loading	476	44.22

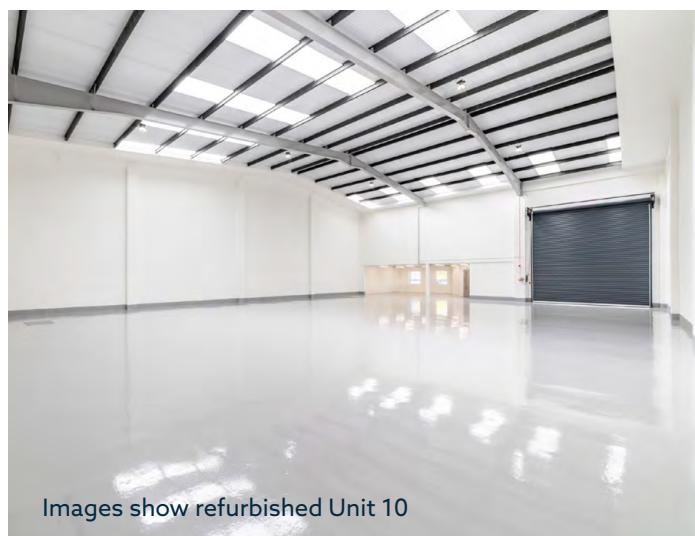
EPC

B Rating.

BUSINESS RATES

Unit 12

The property has a rateable value of £67,000 (2023) and is described as "warehouse premises". All interested parties should make enquires at Brent Local Authority.



Images show refurbished Unit 10



UNIT 20-22

NEWLY REFURBISHED

A double unit comprising:

- New roof
- 5.63m clear height rising to 7.5m at the apex
- Warehouse LED lighting
- Fully fitted two storey offices
- Goods access is via a covered loading areas
- Single level loading door for each unit measuring 4.82m wide by 5.0m high

ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	9,861	916
Ground Floor Offices	1,740	162
First Floor Offices	1,740	162
TOTAL	13,341	1,239
Covered Loading	814	76

There is potential for the unit to be split.

EPC

B Rating.

BUSINESS RATES

Units 20-22

The property has a rateable value of £142,000 (2023) and is described as “warehouse premises”. All interested parties should make enquires at Brent Local Authority.





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UNIT 20-22





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TERMS

Units are available by way of a new full repairing and insuring lease.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION

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

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