logix PROPERTY

To Let



Abbot House

Abbey Road, Park Royal, NW10 7SA

Detached Warehouse / Industrial Unit - TO LET

32,449 sq ft

(3,014.61 sq m)

- Prominence onto Abbey Road
- Two access points
- 5.1m rising to 6.55m eaves
- 2 level access loading doors
- Self-contained loading yards

Abbot House, Abbey Road, Park Royal, NW10 7SA

Summary

Available Size	32,449 sq ft
Rent	Rent on application
Rates Payable	£176,400 per annum
Rateable Value	£367,500
EPC Rating	Upon enquiry

Description

Abbot House consists of a three bay industrial / warehouse building with ancillary office accommodation to the front elevation over ground and first floors.

The unit benefits from excellent prominence onto Abbey Road, one of the main thoroughfares through Park Royal. The unit benefits from a secure loading yard with parking. There is a separate secure parking / trade entrance to the north.

Location

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

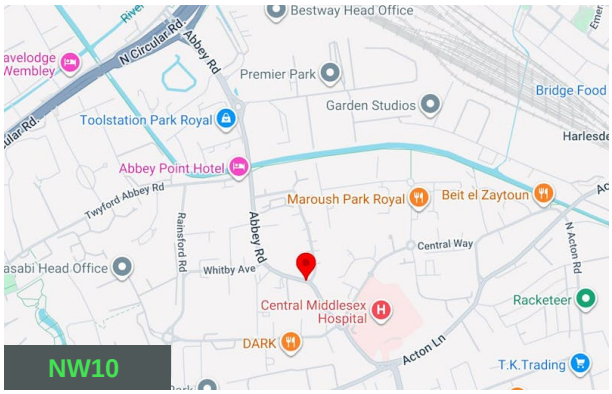
Park Royal is one of the most popular and accessible industrial locations in West London. The unit sits in a prominent position fronting Abbey Road and is within close proximity to the A406 North Circular Road, which links to Junction 1 of the M1 Motorway and the A40 Western Avenue.
The A40 provides excellent access to Paddington Central London and the wider M40/M25/M4 Harlesden motorways.

A number of underground stations are located nearby including Park Royal (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo and Overground).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	30,383	2,822.67	Available
Ground - Offices	1,033	95.97	Available
1st - Offices	1,033	95.97	Available
Total	**32,449**	**3,014.61**	







Viewing & Further Information



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Abbot House