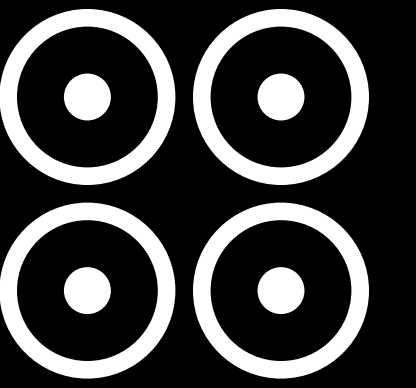




To be refurbished Q1 2027

TO LET - 13,685 SQ FT ON 1 ACRE

Modal 14

Gorst Road

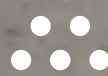




INDICATIVE BOUNDARY LINE

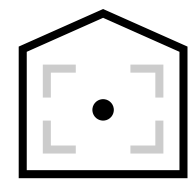
37-43 GORST ROAD • LONDON • NW10 6LA

CGI SHOWING REFURBISHED CONDITION



Prime, Secure Warehouse / IOS Site

with Concrete Hard Standing



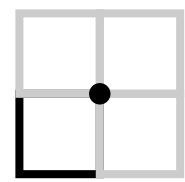
13,685 sq ft
warehouse



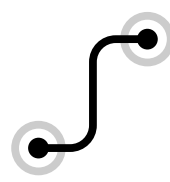
To be
Refurbished



Self-contained
and secure



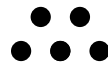
Concrete
surface



0.6 miles from A40
1.4 miles from A406



CGI SHOWING REFURBISHED CONDITION



Location



The asset is located in Park Royal, North West London, less than 1km from the A40.

The unit is located on Gorst Road, Park Royal, which leads directly on to Chase Road, providing direct access on to the A40 Western Avenue. This provides easy access to Central London, the M40 and M25 motorways.

The property is within 1.4 miles of the A406 North Circular and 4 miles from Junction 1 of the M1. North Acton tube is also within close proximity.

	Drive Times
A40	6 MINS
A406	7 MINS
NORTH ACTON	8 MINS
ACTON TOWN STATION	15 MINS
M1(J1)	16 MINS
EALING	18 MINS
M40 (J1)	23 MINS
WATFORD	39 MINS

8

5

6

4

1

3

2

7

GOOGLE MAPS

WHAT3WORDS

Occupiers

1

GORST ROAD STUDIOS

2

AMICUS UK PAINTS

3

CEVA LOGISTICS

4

HT DRINKS

5

GO RENTALS VAN HIRE

6

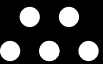
GOODIES SUPERMARKET

7

SUNBEAM WOODWORKS

8

ASDA SUPERSTORE



Aerial



View Drone
Footage

City of
London

CEVA
Logistics

Victoria Industrial
Estate



North Acton

Park Royal
Timbers

Amicus UK Paints

Excelsior Studios

A40
Western Avenue

Ethos Construction
Solutions

Gorst Road
Studios



CGI SHOWING REFURBISHED CONDITION

INDICATIVE BOUNDARY LINE

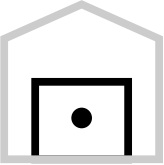
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Site Plan

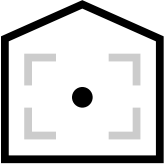
● WAREHOUSE
(GEA)

13,685 sq ft



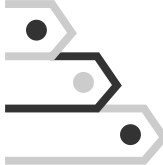
LOADING DOORS

14



INTERNAL HEIGHT

5.65 m



EPC RATING

Targeting A*

*targeting a new EPC rating A
as part of the landlord works

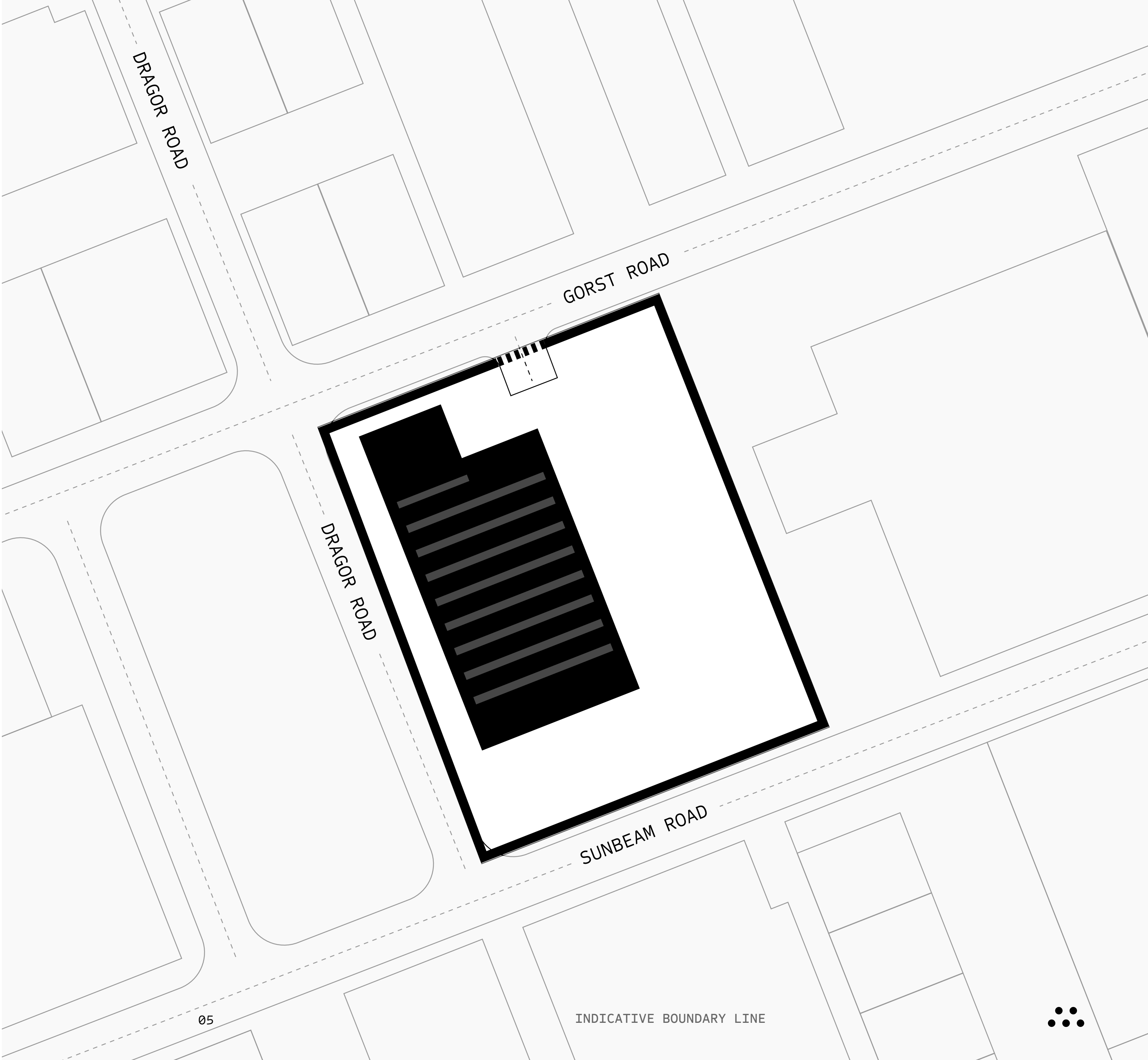
The site comprises a warehouse building with a large, fully concrete yard, on a secure site of 1 acre.

The property is a detached industrial warehouse, set on a site of approximately 1.0 acres. The large, secure yard is full concrete hardstanding, providing space for vehicle manoeuvring, loading and unloading, and outdoor storage.

The site warehouse benefits from 14 access loading doors and a clear height of 5.65 metres rising to 6.8 metres apex.

The unit is to be refurbished, offering a modern, flexible industrial space that can accommodate a variety of operational requirements.

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Modal 14

Gorst Road



Legal Costs

Each party is to be responsible for their own legal costs incurred.

EPC

Targeting a new EPC rating of A as part of the landlord works.

VAT

The property is VAT registered.

Business Rates

The VOA shows an entry in the current rating list of £186,000.

Interested parties should make their own enquiries.

Planning

The property benefits from B2 (manufacturing) and B8 (storage & distribution) use classes.

Contacts

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