

Warehouse / Industrial Unit

Colliers

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TO LET

**41,463 SQ FT
(3,852 SQ M)**

Unit A, Premier Park, Park Royal
Abbey Road, London, NW10 7NZ

Key Features

- Modern detached warehouse unit with office space
- 2 x dock level loading doors
- 2 x full height level loading doors
- 28 x car parking spaces
- 13 x HGV bays
- Secure yard with 48m depth
- 11m clear height
- Established estate with 24/7 on-site security & CCTV
- EPC B



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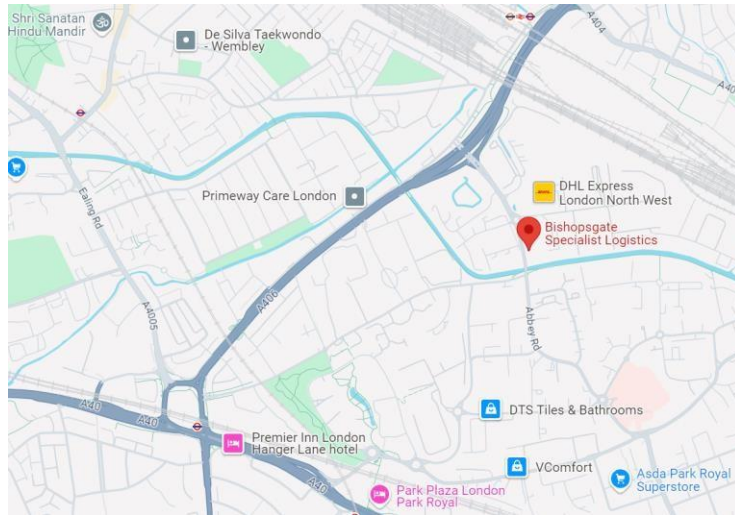
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Unit A Premier Park, Park Royal



Location

Premier Park is a modern and established industrial / warehouse development located in the heart of Park Royal with excellent access to the A406 North Circular Road, connecting Central London and beyond via the A40 (1.4 miles), M1, M25 and M4. Rail links include Stonebridge Park station (0.8 miles) and Hanger Lane station (1.5 miles). Other key occupiers on the Premier Park estate include Royal Mail, The Japan Centre, Sofology and DHL.

Description

The unit is a modern detached warehouse with a large yard area, 28 car parking spaces, 13 HGV spaces as well as 2 dock and 2 level access loading doors. Internally, the unit benefits from a clear height of 11m and has ground and first floor offices.



APPROXIMATE FLOOR AREAS (GEA)

Unit A	SQ FT	SQ M
Warehouse	36,953	3,434
GF Office	2,255	209
FF Offices	2,255	209
TOTAL	41,463	3,852

Energy Performance Rating

B (34)

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit is available to occupy by way of an assignment / sublease until September 2033.

Alternatively, a new lease direct with the Landlord may be available on terms to be agreed.

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.