

TO LET

Unit 21 Oliver Business Park, Park Royal, NW10 7JB

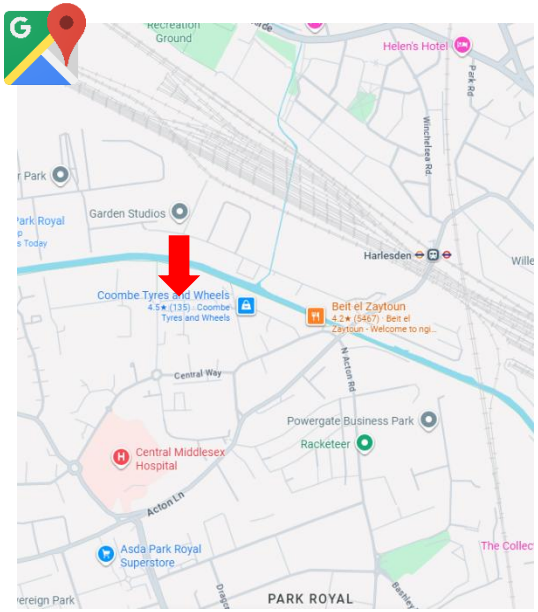
Video Link

Industrial Opportunity
2,434 sq ft

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Click the map to view location

Description

The unit comprises 2,434 sq ft. (Gross Internal) split over ground floor warehouse and first floor office space. Unit 21 is of concrete frame construction with profile brick and clad elevations.

The unit benefits from:

- 4m Ground Floor Height
- 4 Parking Spaces
- 3-Phase Power & Gas
- WC & Kitchenette Facilities

Location

Oliver Business Park is located in the heart of Park Royal, one of West London's most established industrial locations. The estate benefits from excellent road connectivity with the A406 North Circular and the A40 Western Avenue providing direct access to Central London and the wider motorway network.

The area is well served by public transport, being situated a short walk from Harlesden Station (underground and overground). Numerous bus routes also serve the immediate area.

Floor Areas (GIA)

Unit 21	Sq ft	Sq m
Ground Floor Warehouse	1,223	113.6
First Floor Offices	1,211	112.5
Total	**2,434**	**226.1**

Terms

Available on a new lease on terms to be agreed. Rent is £42,600 pa exc plus VAT. *Subject to Contract.*

Rates

Rateable value £46,750 (April 2026). **Rates payable circa £20,196.** Interested parties are advised to make their own enquiries via the VOA.

Legal Costs

Each party is to bear their own legal costs.

EPC

EPC is available upon request

Viewing

Viewings - strictly by appointment through Grant Mills Wood:



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
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07798 605532





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