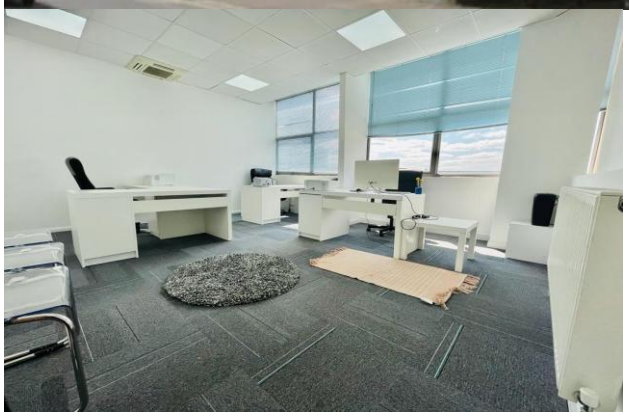
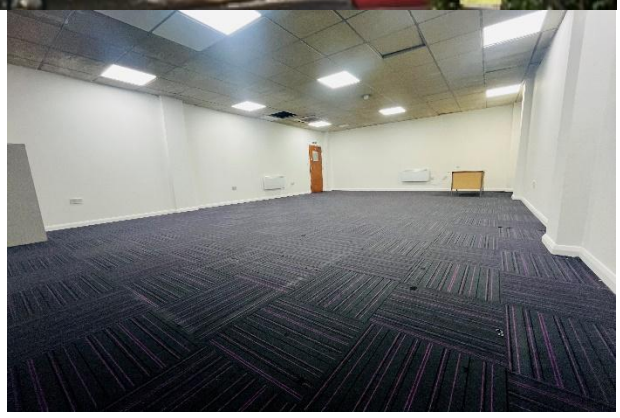
ASHTON FOX
COMMERCIAL

UNIMIX HOUSE Abbey Road, Park Royal, NW10 7TR







Serviced Offices To Let over 6 floors from 1 to 20+ desks

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract

(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

In the heart of Park Royal, UNIMIX HOUSE on Abbey Road is just a 2 minutes' drive from the North Circular (A406), with excellent access in and out of London. There is also quick access to the A40 (M40). The closest underground stations are Stonebridge Park (Bakerloo line), Hanger Lane (Central Line) and Park Royal (Piccadilly Line). Bus routes no. 224, 226 and 440 stop just outside the Centre. Central London and Heathrow Airport are both approximately a 30-minute drive from the business Centre.

Description:

All offices can be customized to suit the needs of any business, from start-ups who require furnished, bright and affordable but professional office space to large organizations requiring large open plan and modern office spaces. The building is multi-let with a variety of businesses offering opportunities to network internally.

Rent is inclusive of:

- Service & Maintenance Charges
- Utilities
- Cleaning of communal areas

Additional Costs:

- Super-fast fibre Internet - cost as per requirement
- Telephone
- Business rates are not included although many offices should qualify for 100% rates relief but please rely on your own enquiries.

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Availability Listing

Suite No.	Size sq ft approx.	Desk recommendation	Rent pcm ex VAT
53A	150	3	£415
40	194	4	£435
20	297	6	£645
41A	349	7-9	£727
50	355	6	£770
26	417	8+	£835
M20	490	8	£940
43	471	8	£1,020
M12	700	12+	£1,342
M18	1355	15+	£2,598
M16	1450	15+	£2,780
Suite 62	2566	NA	£5,346
Showroom 5	6,064	NA	£12,643

VAT is charged on all Rents and Services

Suite 62 is a self-contained space. VAT is not applicable for this space. It has a room already partitioned; the main area is open plan and benefits from having 1 x communal W.C. and another bathroom as well as own kitchen off the main area.

Amenities:

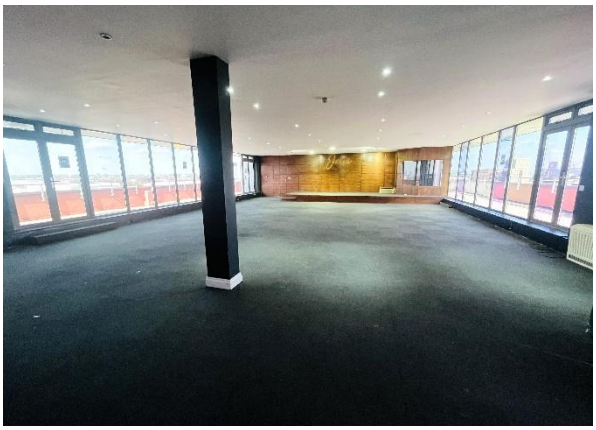
- Two Passenger Lifts
- On Site Management
- On Site Car Park
- Some self-contained suites with own facilities
- 24/7 Access
- Staffed reception
- Bright and airy offices
- Central Heating
- Air Conditioning
- Fibre Optic Internet
- Conference and Interview Rooms
- Cat 5 Cabling

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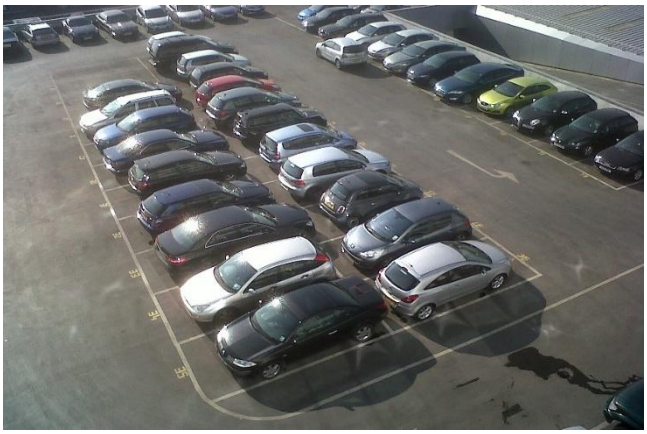
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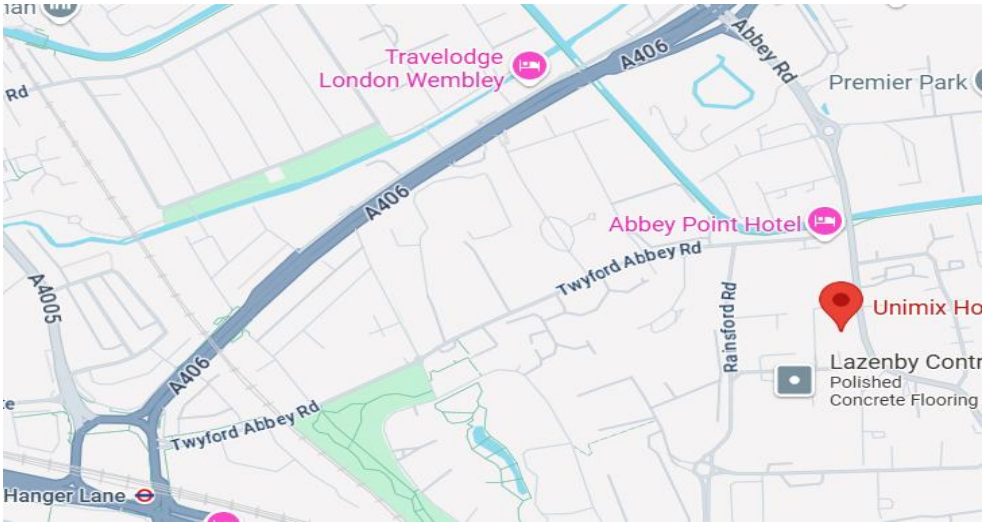
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Viewing is strictly by appointment only through ASHTON FOX COMMERCIAL. Please call us on 020 8238 5588 or email us on sales@ashtonfox.co.uk to book a viewing.

Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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