

INDUSTRIAL TO LET | 3,501 SQ FT

12 SOVEREIGN PARK, CORONATION ROAD, PARK ROYAL, NW10 7QP

WAREHOUSE / LIGHT INDUSTRIAL UNIT IN A SECURE ESTATE - TO LET WITH OPTIONAL 500 SQ FT COMMERCIAL FRIDGE / FREEZER

- 3 parking spaces
- Suitable for a wide range of businesses and excellent for catering / food storage, storage and light industrial
- Optional 500 sq ft walk in commercial fridge / freezer for sale by separate arrangement
- Shutter 4.2m wide x 4.3m high
- Ceiling heights of 5.6m - 6.4m
- AC/heating units to the warehouse
- 3 phase power
- Located in a modern tidy private gated estate



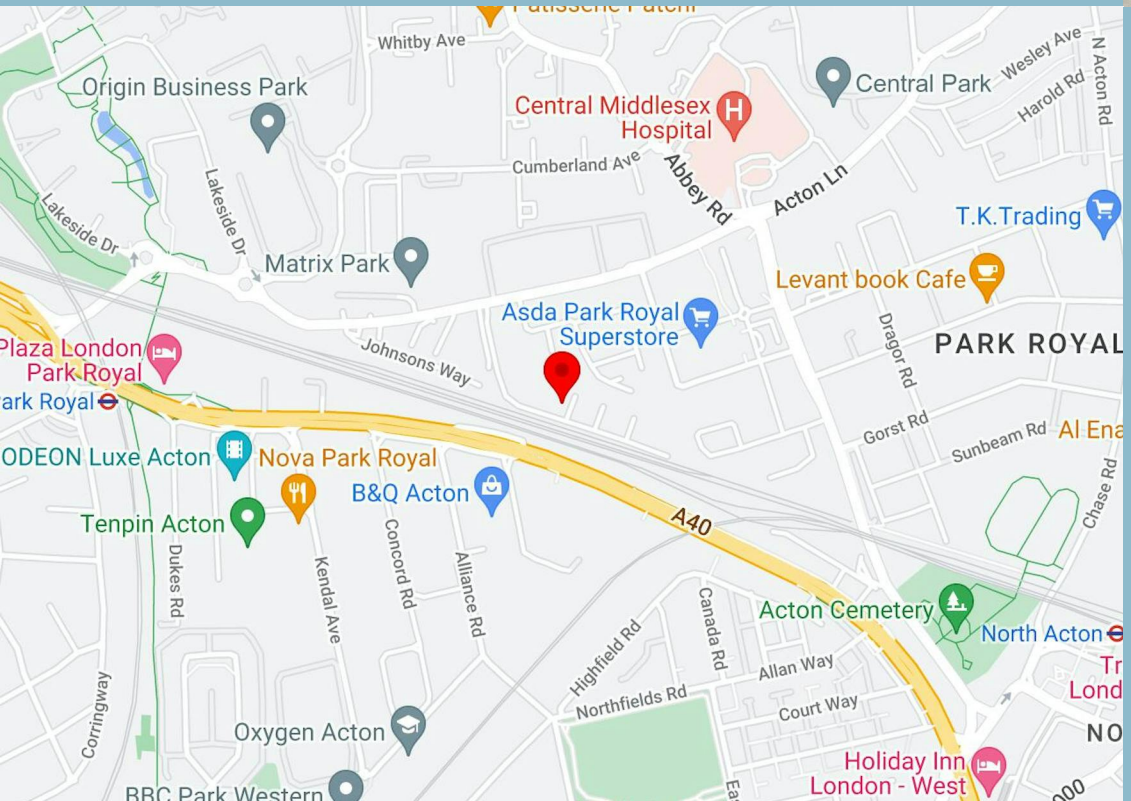
DESCRIPTION

12 Sovereign Park is a self-contained warehouse / light industrial unit in a gated estate in the heart of Park Royal. The property is arranged over ground and mezzanine floors and benefits from a mainly open plan ground floor with additional rear storage / office accommodation, the mezzanine office space is divided into 4 areas with internal partition walls and benefits from carpets and air conditioning.

Access is via an electric roller shutter (4.2m wide x 4.3m high) and a pedestrian access door.

The property is arranged as a mixture of warehouse, production space and offices and would suite a range of users. There is also the option to purchase a 500 sq ft fridge freezer unit from the previous tenants.





LOCATION

The property is located in a modern terrace of business units situated in a gated industrial estate in the heart of Park Royal directly off Coronation Road.

There is excellent access to The North Circular Road (A406) and A40 Western Avenue.









AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,127	197.60	Available
Mezzanine	1,374	127.65	Available

RENT

£60,000 per annum

RATES & CHARGES

Service charge: £2,500 per annum
Rates payable: £33,577.50 per annum

TERMS

A new lease for a term by arrangement.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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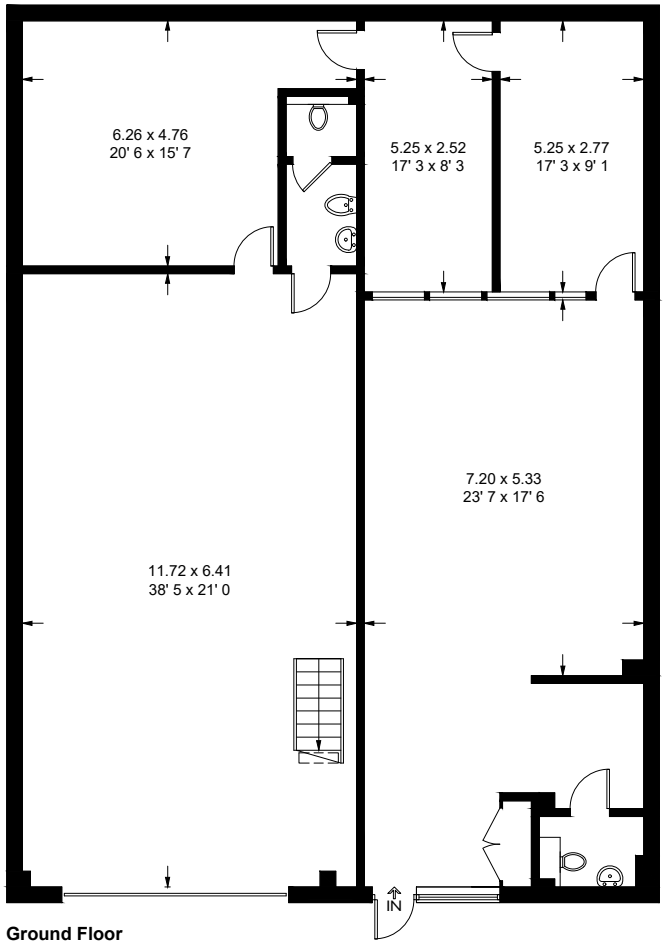
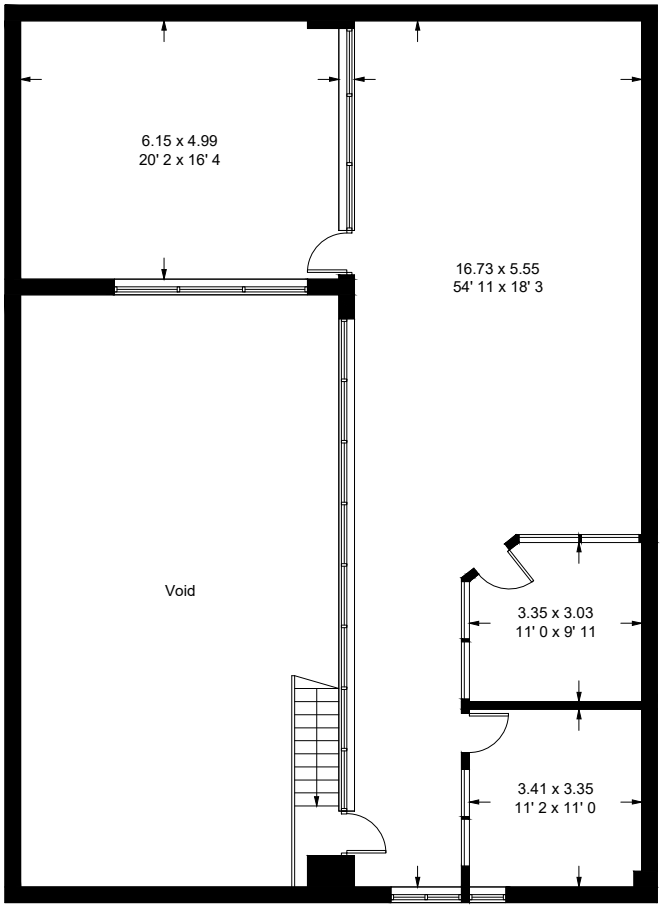
Sovereign Park

Approximate Gross Internal Area = 3501 sq ft / 325.2 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 3502 sq ft / 325.3 sq m

= Reduced headroom below 1.5m / 5'0



Ground Floor
2128 sq ft / 197.7 sq m
(Including Reduced Headroom)



First Floor
1374 sq ft / 127.6 sq m
(Excluding Void)

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