

INDUSTRIAL TO LET | 4,062 SQ FT

8 SPACE BUSINESS PARK, ABBEY ROAD, PARK ROYAL, NW10 7SU

MODERN PARK ROYAL INDUSTRIAL / R&D / WAREHOUSE PREMISES IN PRIME PARK ROYAL

- Forecourt parking for 3-4 cars
- Modern ground floor warehouse / production facility with concrete floor, suspended ceiling and air-conditioning
- Located in one of Park Royal's premier modern industrial estates
- Purposed-built offices with air-conditioned and staff facilities
- Full height electric roller shutter
- Constructed and refurbished to a high standard
- Mezzanine production / storage area



DESCRIPTION

The property comprises a modern warehouse/light industrial unit located within the established Space Business Park on Abbey Road, Park Royal. The accommodation is arranged over ground and first-floor levels, providing a combination of warehouse, R&D/manufacture and office space. The ground floor has been fitted out to a good standard, benefiting from LED lighting, air conditioning, suspended ceilings and excellent loading capabilities.

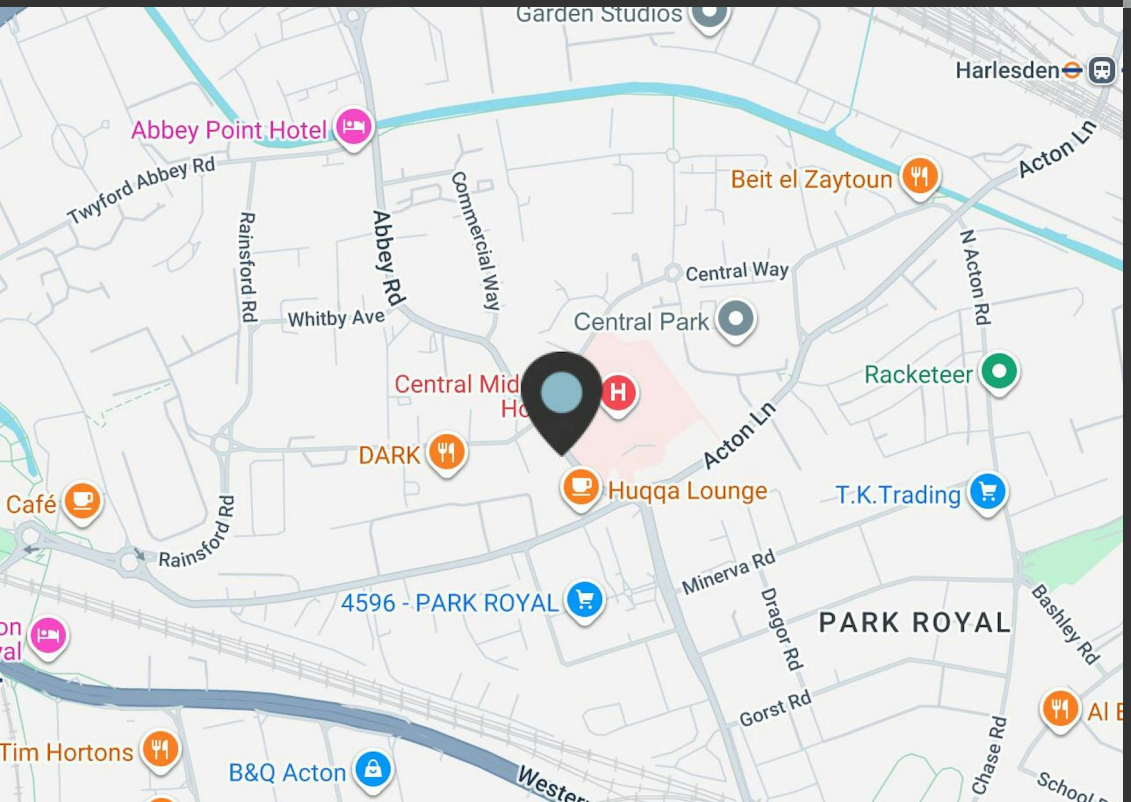
The first floor provides additional workspace and offices, benefiting from good natural light and modern finishes.

The property also benefits from a separate warehouse/storage area with good ceiling heights, roof lights and LED lighting.

Externally, the unit benefits from a full height roller shutter loading doors with access to the mezzanine beneath a covered loading area, together with parking to the front of the property.

The premises would suit a range of warehouse, light industrial, storage and production occupiers, subject to the necessary consents.





LOCATION

The property is situated on Abbey Road within Space Business Park, an established modern industrial development in the heart of Park Royal, one of London's principal industrial and commercial locations.

The property benefits from excellent road connections, with easy access to the A406 North Circular Road and A40 Western Avenue, providing convenient links to Central London and the wider motorway network.

Public transport connections are also good, with Park Royal Underground Station (Piccadilly Line) within walking distance, together with several bus routes serving the surrounding area.









AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,031	188.69	Available
1st	2,031	188.69	Available

RENT

£91,500 per annum

RATES & CHARGES

Service charge: £1,192 per annum Payable quarterly
Rates payable: £24,003.75 per sq ft

TERMS

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended). Freehold - A sale of the freehold will be considered at £1,300,000, subject to contract and exclusive of VAT, if applicable.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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