



Bank Studios

23 Park Royal Road, Park Royal, NW10 7LQ

High Grade Office / Business Spaces

135 to 763 sq ft

(12.54 to 70.89 sq m)

- Walking distance to North Acton Underground Station (Central Line)
- Air-conditioning
- Super-fast broadband
- On-site cafe
- On-site parking
- Passenger lift
- Excellent natural lighting
- Can be offered in furnished or unfurnished

Bank Studios, 23 Park Royal Road, Park Royal, NW10 7LQ

Summary

Available Size	135 to 763 sq ft
Rent	Rent on Application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Approx. £10 psf.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

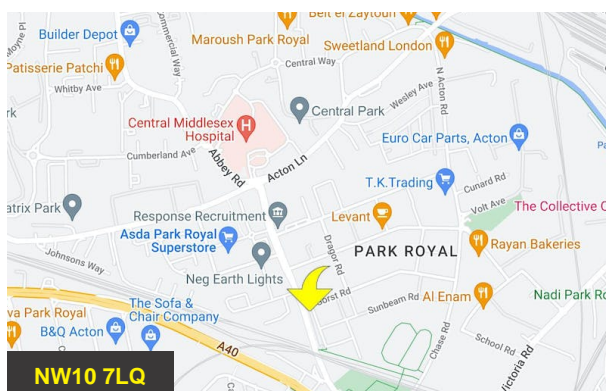
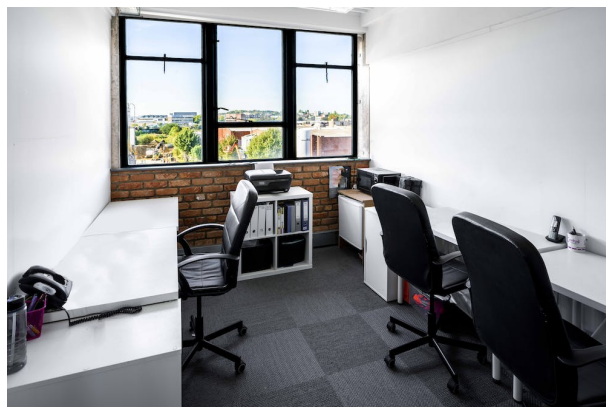
The premises are prominently located with main road frontage on the well-known Park Royal Road which is a main thoroughfare to the Park Royal Industrial District. The property is within close proximity to the A40 Western Avenue which provides easy access to Central London to the East and M40 and M25 motorways to the West. The A406 North Circular Road and thus the M1 is also easily accessible. North Acton underground station serviced by the Central Line is within walking distance and the area is also serviced by various bus routes.

Description

Bank Studios offers a range of high-quality office space in a prime North West London location close to the A40, North Acton and Park Royal underground stations. Each occupier will benefit from bright accommodation with high ceilings, excellent natural light and comfort cooling. The units can be provided furnished or unfurnished. There is a dedicated building manager for face-to face support, a friendly on-site cafe and convenient allocated parking.

Tenure

Leasehold - The premises are available by way of a new internal 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).



Viewing & Further Information



Tom Boxall

020 3333 2222 | 07481 186334
tb@telsar.com



Jack Pay

020 3333 2222 | 07411 576313
jp@telsar.com