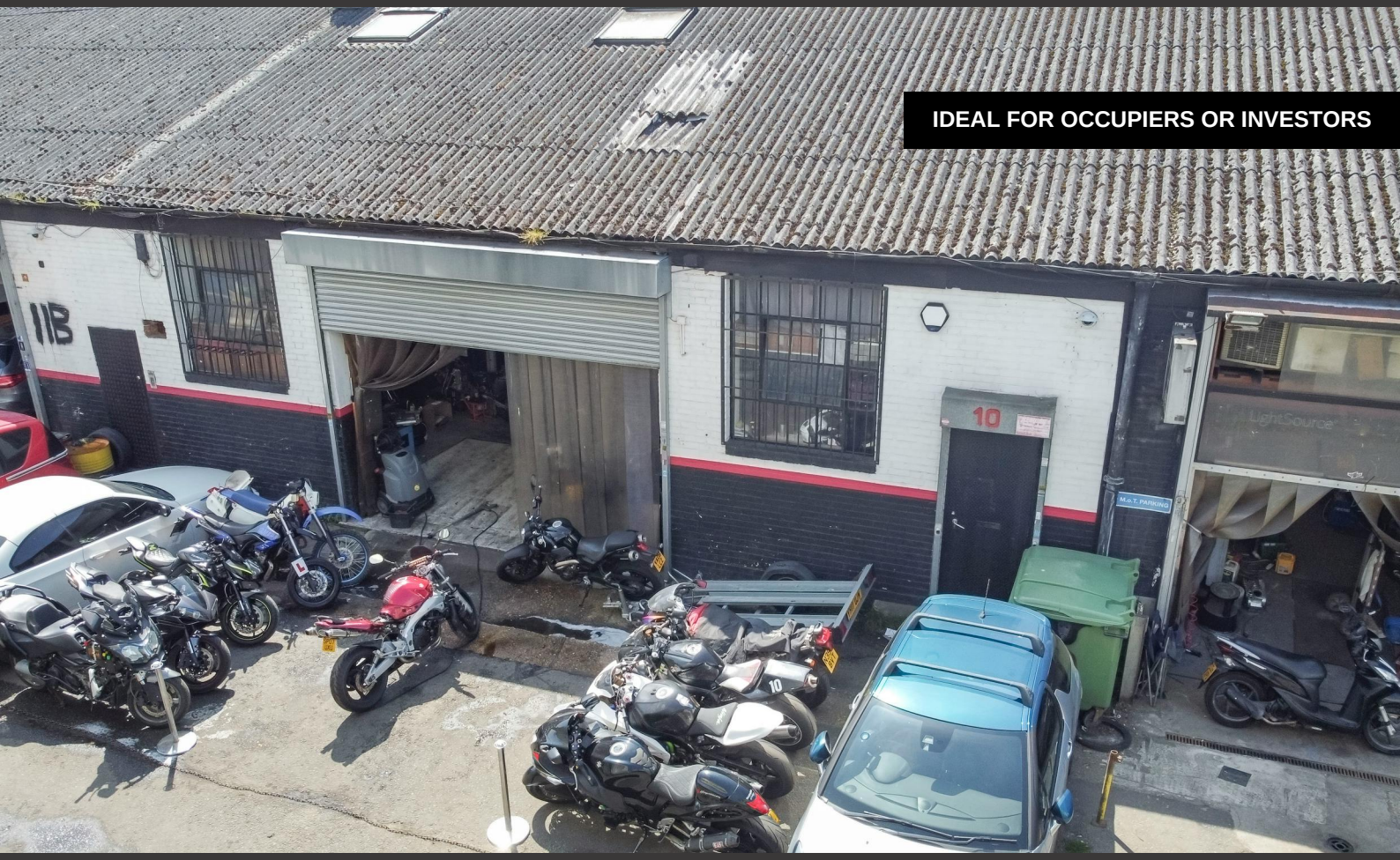
TELSAR.com

FOR SALE



Unit 10 Johnsons Way

Park Royal, NW10 7PF

Light Industrial / Warehouse Unit

3,346 sq ft

(310.85 sq m)

- 4 x allocated parking spaces
- 3 phase power & gas
- Roller shutter door
- Min height 2.18m rising to 2.36m
- WC & kitchenette
- Security bars to windows
- Ancillary office accommodation
- Direct access to A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

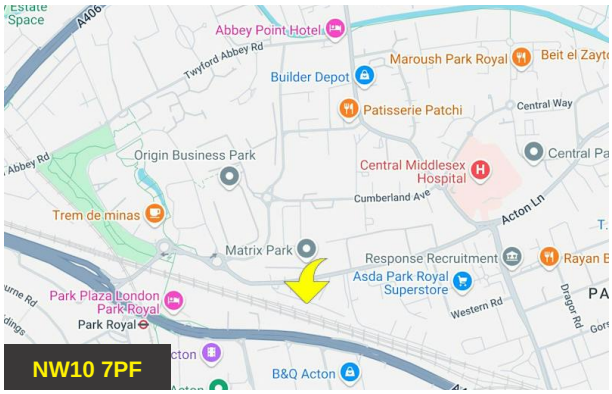
Unit 10 Johnsons Way, Park Royal, NW10 7PF

Summary

Available Size	3,346 sq ft
Price	£600,000
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Location

The unit is conveniently located on Johnsons Way which is accessed off the well known Coronation Road, a main thoroughfare to the Park Royal Industrial District. The property is within close proximity to the A40 Western Avenue providing 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. Park Royal underground station serviced by the Piccadilly Line is within walking distance and the area is also serviced by various bus routes.

Description

A two storey steel frame and brick building under a pitched roof with excellently appointed offices on the first floor with the ground floor offering open space warehouse or production. The unit is served by an electric roller shutter door, three phase power and 4 car spaces on the forecourt.

Tenure

Freehold.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	1,673	155.43
First Floor Offices & Storage	1,673	155.43
Total	**3,346**	**310.86**

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewing & Further Information



Tom Boxall
0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay
020 8075 1238 | 07411 576313
jp@telsar.com

Misrepresentation Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.