TELSAR.com

FOR SALE

Unit 21, Park Royal Metro Centre

Britannia Way, Park Royal, NW10 7PA

Modern Business Unit

2,776 sq ft

(257.90 sq m)

- Clear eaves height of 2.67m
- 3 Phase power & gas
- Allocated parking spaces
- Dedicated loading bay
- Up & over loading door
- AC (cool & warm modes)
- Fitted office accommodation
- Security shutters to entrance
- Close proximity to A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

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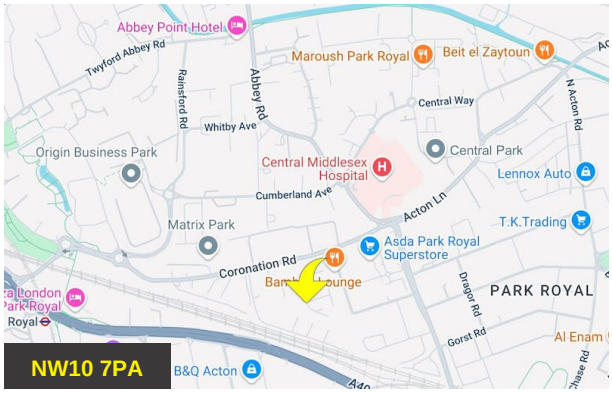
Summary

Available Size	2,776 sq ft
Price	£825,000
Business Rates	Interested parties are advised to contact London Borough of Ealing
Service Charge	Approximately £1,332 + VAT per annum
VAT	We have been advised VAT is not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)



Location

The premises are situated with the Park Royal Metro Centre located on Britannia Way linking directly off Coronation Road, considered one of the arterial roads in Park Royal with excellent access both to the A40 Western Avenue which serves Central London to the East and the wider motorway networks to the West and also the A406 North Circular Road. Park Royal Underground Station (Piccadilly Line) is within walking distance of the premises and provides excellent access to Central London.

Description

The premises comprise a modern mid-terrace two story business unit of steel portal frame construction to a mono pitched roof. The entire unit has been fitted out to a very high standard comprising of high quality office accommodation to the first floor with the ground floor comprising of storage / office accommodation accessed by a up and over loading door serviced by a dedicated loading bay. Allocated parking is located on the estate.

Tenure

Freehold - Sold with full vacant possession.

Accommodation

All measurements are approximate and on a gross internal basis (GIA).

Description	sq ft	sq m
Storage / Office	1,385	128.67
First Floor	1,391	129.23
Total	**2,776**	**257.90**

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

Disclaimer

None of the amenities have been tested by Telsar.

Viewing & Further Information

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