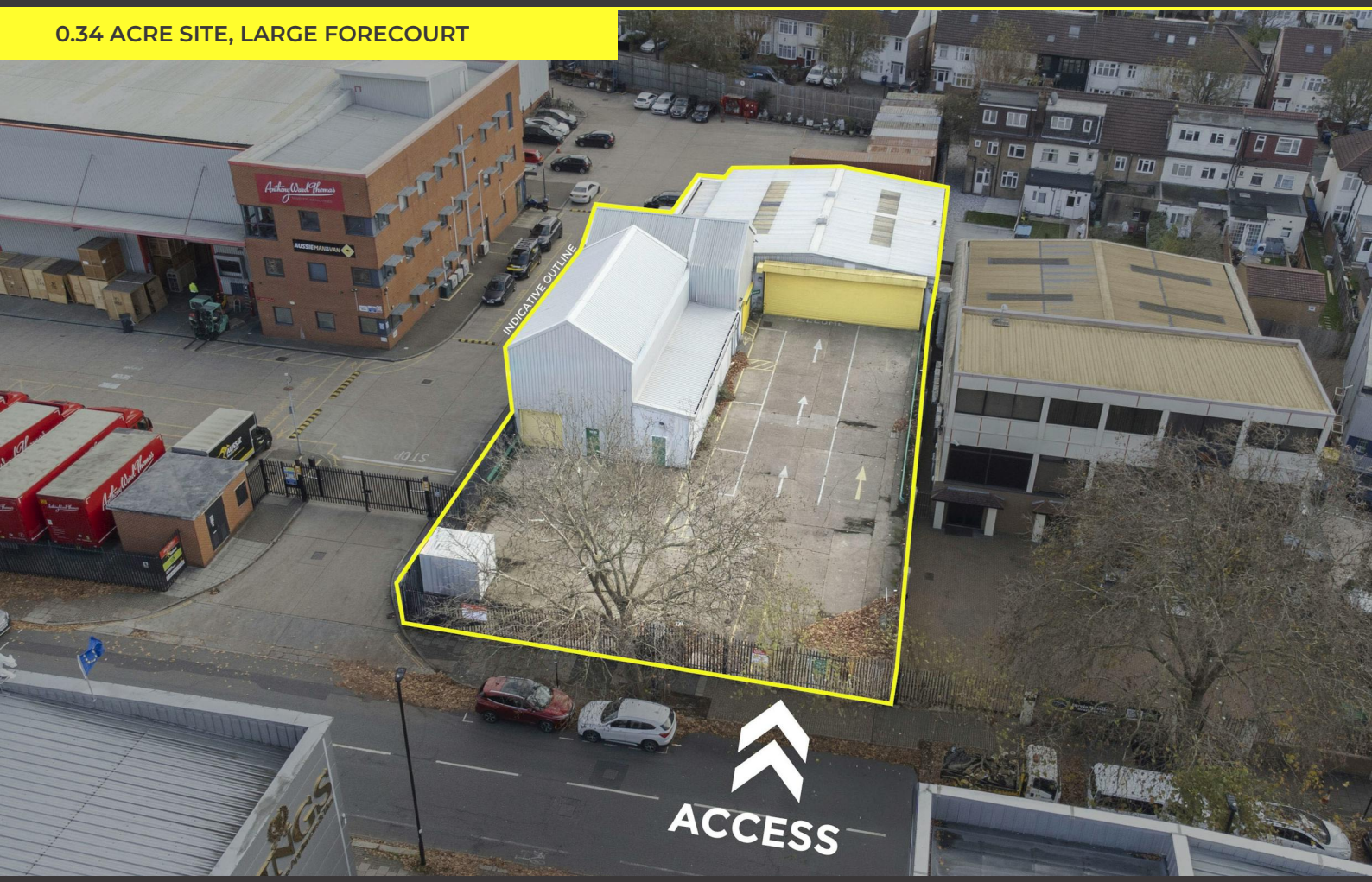
COMMERCIAL AGENCY

TELSAR

TO LET

SELF-CONTAINED PROMINENT WAREHOUSE / WORKSHOP UNIT ON A 0.34 ACRE SITE

0.34 ACRE SITE, LARGE FORECOURT



151-153 Acton Lane

Park Royal, NW10 7PB

7,885 SQ FT (732.54 SQ M)

- Main road frontage
- Self-contained secure gated site
- Site area of 0.34 acres
- Welfare facilities
- Clear eaves 3.10m in workshop, 3.05m in the warehouse
- Power
- Walking distance to Harlesden & North Acton UG Station (Bakerloo & Central Line)
- Situated within the heart of Park Royal
- Large loading forecourt (Approx. 7,144 sqft)
- 2x Roller shutter doors
- Goods lift to the first floor
- First floor storage
- 12x Allocated parking spaces
- Close proximity to A40 & A406

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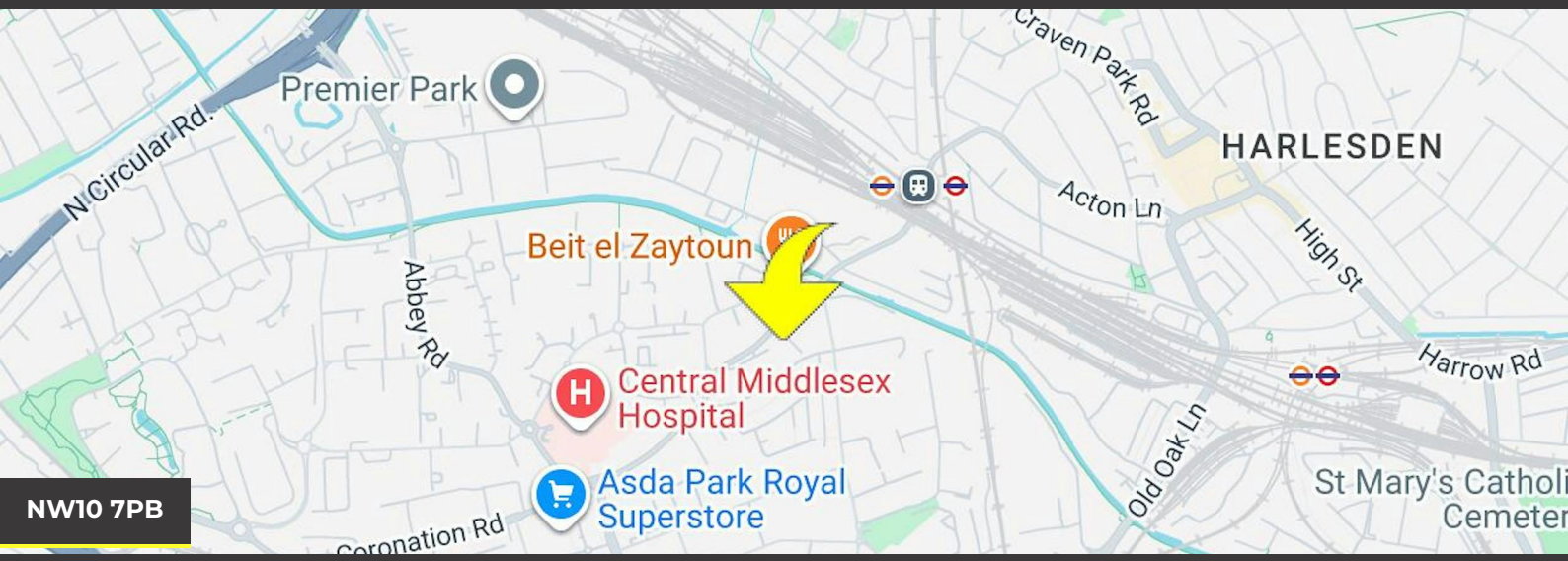
Location

The property has a high profile frontage to Acton Lane which is one of the arterial roads in Park Royal. Situated within an industrial area but also adjacent to the Central Middlesex Hospital. The site is 7 miles West of Central London.

The A40 is 0.5 miles to the South which offers direct access to Central London to the East and the M40 and wider motorway networks to the West. The A406 (North Circular Road) is also within 0.5 miles, providing access to Wembley, Staples Corner and the M1 to the North and Chiswick and the A4 to the South.

Harlesden London Underground Station (Bakerloo Line) and North Acton London Underground Station (Central Line) are within 0.5 miles of the site. There are also numerous bus routes within the area.

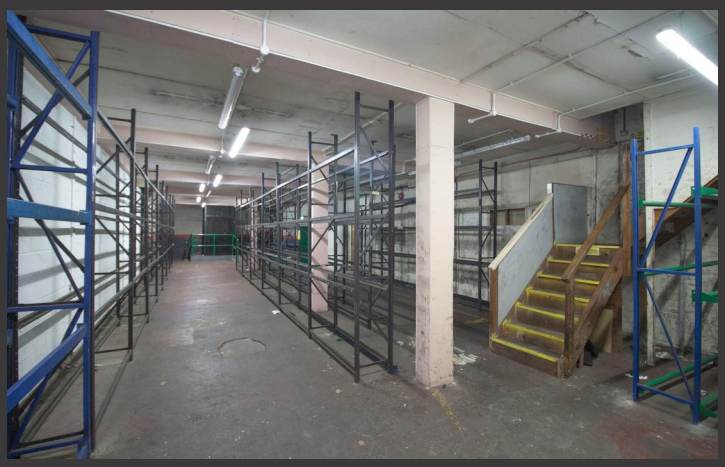


NW10 7PB

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,066	563.55
First Floor	1,819	168.99
TOTAL WAREHOUSE	7,885	732.54
Approx. Yard	7,144	663.70

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



Summary

Available Size	7,885 sq ft
Tenure	New Lease
Rent	£180,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
Service Charge	Upon enquiry
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	D (87)

Description
The premises comprises a self-contained warehouse / workshop unit of brick elevations and clad in corrugated metal to a pitched steel trussed roof. The warehouse and workshop are accessed via two loading doors serviced by a large forecourt area of approx. 7,144 sqft. The warehouse area benefits from a first floor area for additional storage serviced by a goods lift. Approx. 12x dedicated parking spaces are located within the large forecourt area.

Travel Distances
A40 - 1 mile
A406 - 1.2 miles
Harlesden UG Station (Bakerloo Line) - 0.3 miles
North Acton UG Station (Central Line) - 1 mile
Central London - 9.5 miles

Source: Google Maps

Tenure
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.

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.

TELSAR.com
020 3333 2222

For further information or to arrange a viewing, please contact sole agents:

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