

**DB**  
DohertyBaines

**INDUSTRIAL WAREHOUSE**

[www.dohertybaines.com](http://www.dohertybaines.com)  
[www.monarchcommercial.co.uk](http://www.monarchcommercial.co.uk)

020 7355 3033  
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**MONARCH**  
COMMERCIAL



**Dooa House, 55-61 North Acton Road,  
Park Royal, NW10 6PH**

**TO LET**

29,934 to 88,242 SQ FT (2,753.06 – 8,197.88 SM)

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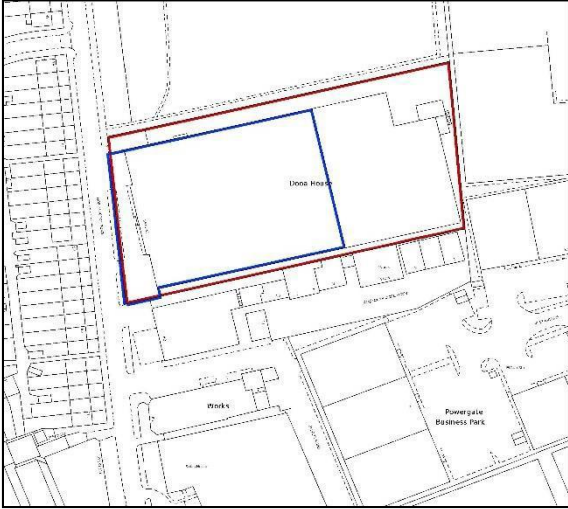


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## LOCATION

The unit is located on North Acton Road in the center of the Park Royal Estate. The A40 Western Avenue is a short distance from the property and provides access to Central London to the east and the M40, M25 and M4 motorway to the west.

## DESCRIPTION

The unit provides a 2-storey office block to the front with warehouse to rear. Minimum eaves height of 5.3m raising to 7.27m and 11.41m at the apex.

## ACCOMMODATION

Unit 1 offers 58,606sq. ft (GEA) providing 15,768 sq ft of offices over two floors and warehouse accommodation of 42,838 sq ft (GEA).

Unit 2 offers 29,634sq ft (GEA) of warehouse space.

## TERMS

A new Full Repairing & Insuring lease for a term to be agreed.

## RENT

Upon Application

## SERVICE CHARGE

A service charge may be levied for the upkeep of the surrounding estate. Details available upon request.

SUBJECT TO CONTRACT

November 2021

DohertyBaines Ltd is a limited company registered in England and Wales with Company No. 8560554.

The Directors of DohertyBaines Ltd are listed for inspection at the registered office: 11 Albemarle Street, London W1S 4HH.

Misrepresentations Act 1967:

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

## RATEABLE VALUE

Interested parties should make their own enquiries to the London Borough of Ealing 020 8825 7020.

## PLANNING

Interested parties should make their own enquiries to the London Borough of Ealing 020 8825 6600.

## EPC

An EPC rating is available on request.

## DUE DILIGENCE

Any interested party will be required to provide the agent with company information to comply with Anti Money Laundering legislation.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## VAT

All pricing subject to VAT.

## VIEWING

Strictly by appointment. For further information or to arrange a viewing please contact.



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