



Self-contained end of terrace warehouse & office unit at the heart of the popular Park Royal area.

Unit F

Western Trading Estate, Park Royal, NW10 7LU

Industrial / Warehouse

TO LET

6,801 to 9,596 sq ft

(631.83 to 891.50 sq m)

- Good clear height
- Electric roller-shutter
- Smart offices and core
- Yard & covered loading area
- Demised parking spaces
- Fitted kitchen/breakout area

Unit F, Western Trading Estate, Park Royal, London, NW10 7LU

Summary

Available Size	6,801 to 9,596 sq ft
Rent	£12.80 per sq ft Passing rent.
Rates Payable	£3.52 per sq ft Based on 2019 list with mezzanine floor.
Rateable Value	£67,000
EPC Rating	D (90)

Specifications

Good clear height. Fitted finishes, could come furnished.

Location

The unit is located just off Park Royal Road on Trading Estate Road within Park Royal, West London.

Park Royal is located in West London, spanning the Boroughs of Ealing, Brent and Hammersmith and Fulham.

Park Royal is one of the largest industrial areas in Europe and is London's key industrial area.

The location has attracted occupiers such as John Lewis, DHL, Bakkavor, Diageo, and McVitie's.

Description

An industrial warehouse of portal frame construction and brick elevation incorporating ground and first floor offices and mezzanine floor.

Clear height is 6.14m to eaves rising to 7.3m to apex.

The unit benefits from a large covered loading bay with an electric up and over roller shutter. The unit is offered in a fitted condition.

Accommodation

The accommodation comprises of the following

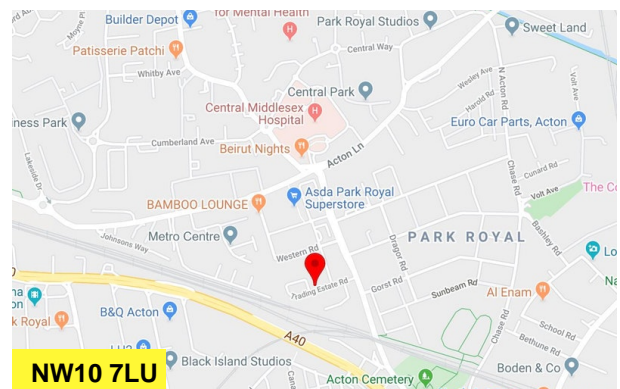
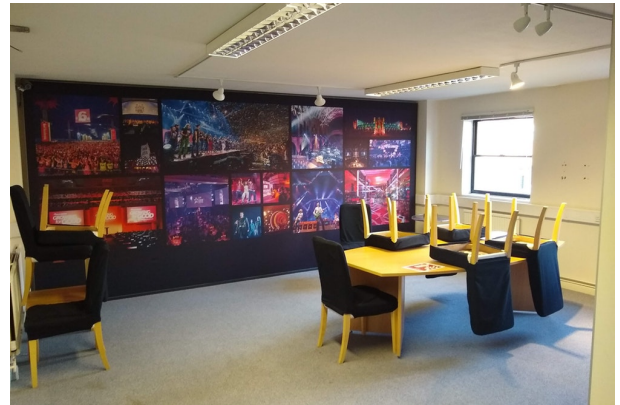
Name	Sq ft	Sq m	Availability
G	5,680	527.69	Available
1st	1,121	104.14	Available
Mezzanine	2,795	259.66	Available
Total	9,596	891.49	

Terms

Assignment or surrender and re-grant of a new lease direct with the Landlord.

Viewings

Strictly through the sole agents, Vail Williams LLP.



Viewing & Further Information

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