

# 8 PARK ROYAL METRO CENTRE

BRITANNIA WAY, PARK ROYAL, NW10 7PA

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FOREST  
REAL ESTATE

# TO LET

## 3,236 SQ FT

Detached industrial building with up to 13 parking spaces plus loading bay

### Key Features

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- Detached building
- Air conditioning throughout
- Private gated estate
- Fibre internet line on site
- ANPR security barrier in 24/7 operation
- 13 parking spaces
- 4 WCs including one disabled WC
- 8.6 ft ceiling height
- Gas central heating
- Shower facilities

**8 Park Royal Metro Centre, Britannia Way**  
Park Royal, NW10 7PA





## Description

This property, the only detached building on this estate, is located within a private gated estate and is set over ground and first floor with good natural light from triple aspect windows.

The ground floor is accessed via a pedestrian door or roller shutter loading door. The ground floor has a sealed concrete floor and is illuminated by LED lighting with 8.6 foot ceiling height.

The first floor is carpeted and benefits from air conditioning, kitchenette, LED lighting, and an intercom entry system. There is also some additional loft storage above the ceiling.

Externally the property has the benefit of 8 allocated parking spaces plus the loading bay as well potential to park an additional 4 vehicles.

## Location

The property is located directly off Coronation Road, considered one of the main access roads in and out of Park Royal. There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

There are several local bus stops on Coronation Road and this property is within a 15 minute walk of the Piccadilly Line via Park Royal underground station.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,620	150.50
1st	1,616	150.13
<b>Total</b>	<b>3,236</b>	<b>300.63</b>

<b>Lease</b>	New Lease
<b>Rent</b>	£65,000 per annum
<b>Rates</b>	£17,090.75 per annum
<b>Service Charge</b>	£1,933 per annum
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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**F O R E S T**  
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