

WAREHOUSE TO LET

**UNIT 29 COMMERCIAL WAY
ABBAY ROAD, PARK ROYAL, NW10 7XF.**

16,473 SQ FT APPROX (1,530 SQ M)



LOCATION: Located on the northern side of Commercial Way close to its junction with Abbey Road, in the heart of Park Royal, giving direct access to the A406 North Circular Road. Hangar Lane and Park Royal Underground Stations are approximately 15 minutes' walk from the property.

DESCRIPTION: A modern high bay warehouse with integral offices and a large yard and ancillary car parking (plus an additional 12 private spaces in a separate car park opposite). The building has 2 full height loading doors, fully fitted offices and a small mezzanine floor of 940 sq ft.

Warehouse inc Mezzanine 14,543 Sq ft. (1,351 Sq m)

Gnd Floor & 1st Floor offices 1,930 Sq ft. (179 Sq m)

Total 16,473 Sq ft. (1,530 sq m)

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AMENITIES: Eaves Height 27' Apex 31'8" 2 Roller Shutter Doors
LED lighting, Male & Female WC's, Kitchen facilities,
Gas Fired Boiler, Air Conditioning in offices. Minimum 20
Car Parking Spaces. Large Yard.

LEASE: The assignment of an existing lease expiring July 2029
subject to a rent review in July 2024.

RENT: £261,750 per annum exclusive

LEGAL COSTS: Both parties are to be responsible for their own legal costs.

EPC: D (82)

VIEWING: Strictly through sole agents Lewis & Tucker
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