

UNIT 25



Abbey Road
Industrial Estate

Commercial Way | Park Royal | London | NW10 7XF

Currently undergoing
refurbishment



22,363 sq ft (2,077.6 sq m) TO LET

Modern industrial/warehouse unit located in the heart of Park Royal



Generous yard & parking



6.35 metres clear height rising to 8.5m



3 level loading doors



24/7 access



LED warehouse lighting



Excellent access to A406 North Circular Road & M1



2 x EV charging points



PV panels on roof (60kWp system)



New VRF heating/cooling system to offices



Images show neighbouring unit to illustrate the quality of finish expected for the planned refurbishment works.

ACCOMODATION

	SQ FT	SQ M
Warehouse	21,541	2,001.2
Office	822	76.4
TOTAL	22,363	2,077.6

All areas are approx GEA



A406
NORTH CIRCULAR

WEMBLEY
STADIUM

STONEBRIDGE
PARK



DHL

B
BESTWAY

brakes
a Bekaert company

Royal Mail

Royal Mail

GARDEN CAMPUS STUDIOS

dpd

Greencore

LA TUA PASTA

ABBAY ROAD

COMMERCIAL WAY

dpd

Outstanding transport links on your doorstep...

Park Royal is one of the most popular and accessible industrial locations in West London. The estate sits in a prominent position fronting Abbey Road and is within close proximity to the A406 North Circular Road, which links to Junction 1 of the M1 Motorway and the A40 Western Avenue. The A40 provides excellent access to Central London and the wider M40/M25/M4 motorways.

A number of underground stations are located nearby including Park Royal (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo and Overground).

Address:
Abbey Road Industrial Estate
Commercial Way, Park Royal
London, NW10 7XF



On bus routes 224 & 440
to Harlesden, Wembley and Gunnersbury.



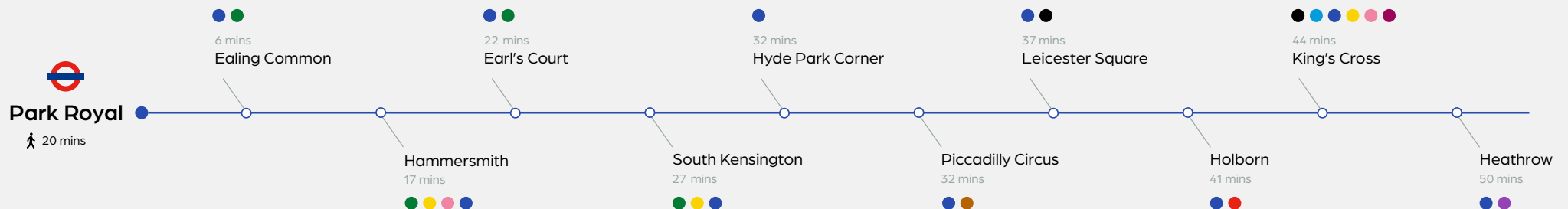
Close proximity to A406 North Circular



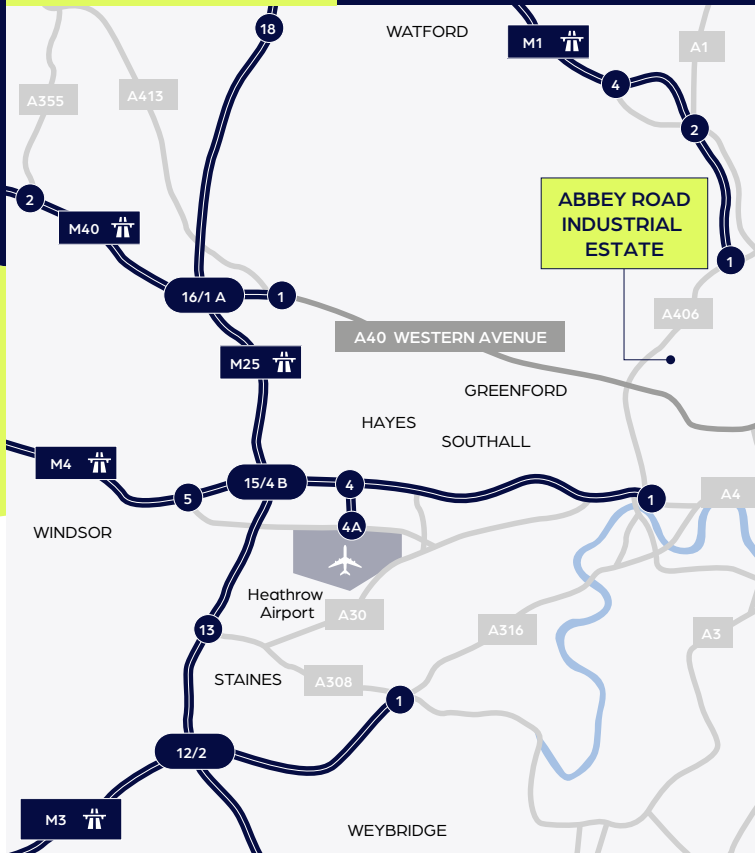
Four tube stations
within a 25 minute walk



Heathrow airport
approx 40 mins by road



POSTCODE: NW10 7XF



The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road in both directions. The A40 Western Avenue is also within close proximity.

BY ROAD	miles
A406	0.6
A40	1.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8

BY TUBE / RAIL	miles
Harlesden ☞☜	1.0
Stonebridge Park ☞☜	1.0
Park Royal ☜	1.0
North Acton ☜	1.1
Hanger Lane ☜	1.2

BY AIR	miles
Heathrow Airport	11.9

RENT

On application

EPC

EPC rating available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The units are available by way of a new lease on full repairing and insuring terms direct from the landlord.



For viewing and further information, please contact the joint sole agents:

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