



Ground Floor Space House

Space Business Park, Abbey Road, Park Royal, NW10 7SU

**Prominent Trade Counter /
Showroom Unit**

8,010 sq ft

(744.15 sq m)

- Clear height 3m
- Front sliding loading door (W:3.05m x H:3m)
- 8 car parking spaces
- 3 phase power
- WC & Kitchenette
- Concrete floor
- Security & fire alarm
- Close proximity to A406 & A40
- Walking distance to Park Royal UG Station (Piccadilly Line)

Ground Floor Space House, Space Business Park, Abbey Road, Park Royal, NW10 7SU

Summary

Available Size	8,010 sq ft
Rent	£200,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £3,200 per annum plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

The property is prominently located on Abbey Road, Park Royal which is one of the main thoroughfares into and out of Europe's largest multi-owned industrial estates. The property affords direct access to the A406 NCR and the A40 Western Ave leading to Central London and wider motorway networks. Hanger Lane (Central Line), Park Royal (Piccadilly Line) and Stonebridge Park (Bakerloo Line) underground stations are both within walking distance. Several bus routes also operate in the vicinity.

Description

The premises comprise a prominent trade counter / warehouse unit which boasts a clear open plan layout and benefits from fitted WCs and a kitchenette. Access to the unit is available via a sliding loading door and a pedestrian entrance both located to the front elevation of the property. The unit benefits from 8 allocated parking spaces in front forecourt of Space House.

Tenure

Leasehold - The premises are available by way of a new internal repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

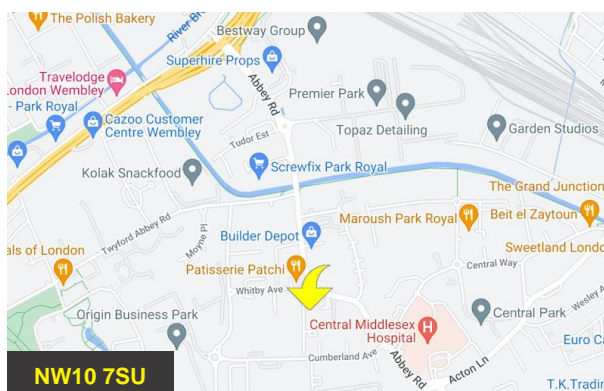
Accommodation

All measurements are approximate and measured on a gross internal area basis

Description	sq ft	sq m
Ground Floor Showroom / Warehouse	8,010	744.15
Total	8,010	744.15

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



Dipesh Patel

020 3333 2222

dp@telsar.com



Jack Pay

020 3333 2222 | 07411 576313

jp@telsar.com