



8 PARK ROYAL METRO CENTRE

Britannia Way, Park Royal, NW10 7PA

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

3,236 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	3,236 sq ft
Rent	£70,000 per annum
Rates Payable	£17,090.75 per annum
Service Charge	£1,933 per annum
VAT	Applicable
EPC Rating	Upon Enquiry

Key Features

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

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

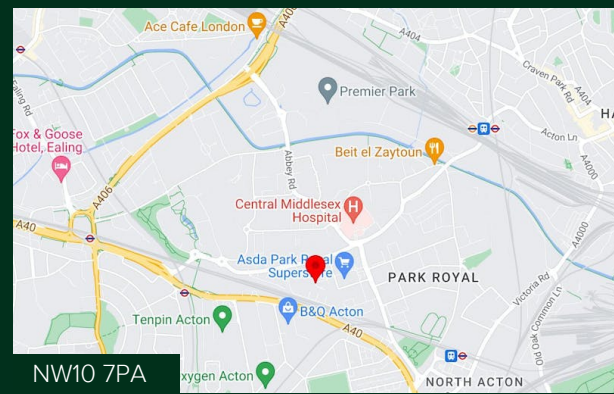
The property is located directly off Coronation Road, considered one of the main access roads in and out of Park Royal. There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

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.

Accommodation

The accommodation comprises the following areas:

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



Viewing & Further Information

Alfie England

020 3355 1555 | 07756 623 656

alfie@forestrealestate.co.uk

Cormac Sears

020 3355 1555 | 07850 399 627

cormac@forestrealestate.co.uk

CONNECT WITH US

1 Bridge Lane, London, NW11 0EA

020 3355 1555

info@forestrealestate.co.uk

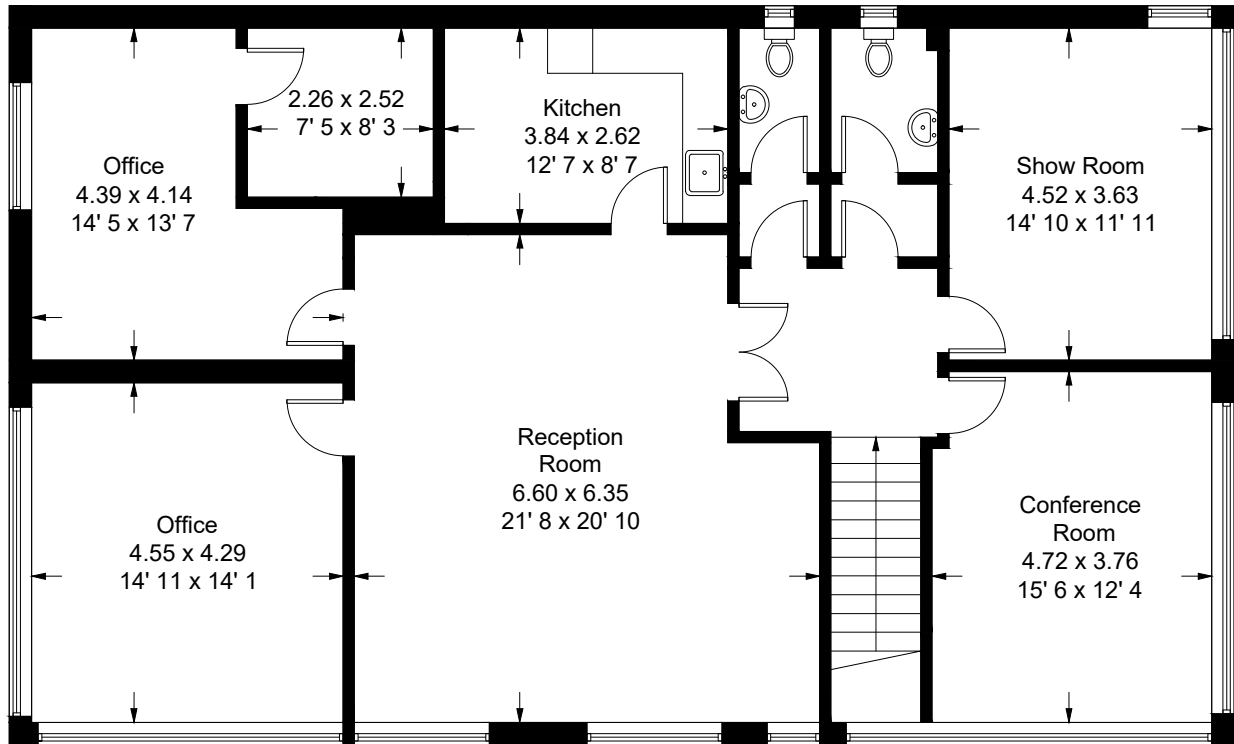
www.forestrealestate.co.uk

F O R E S T
REAL ESTATE

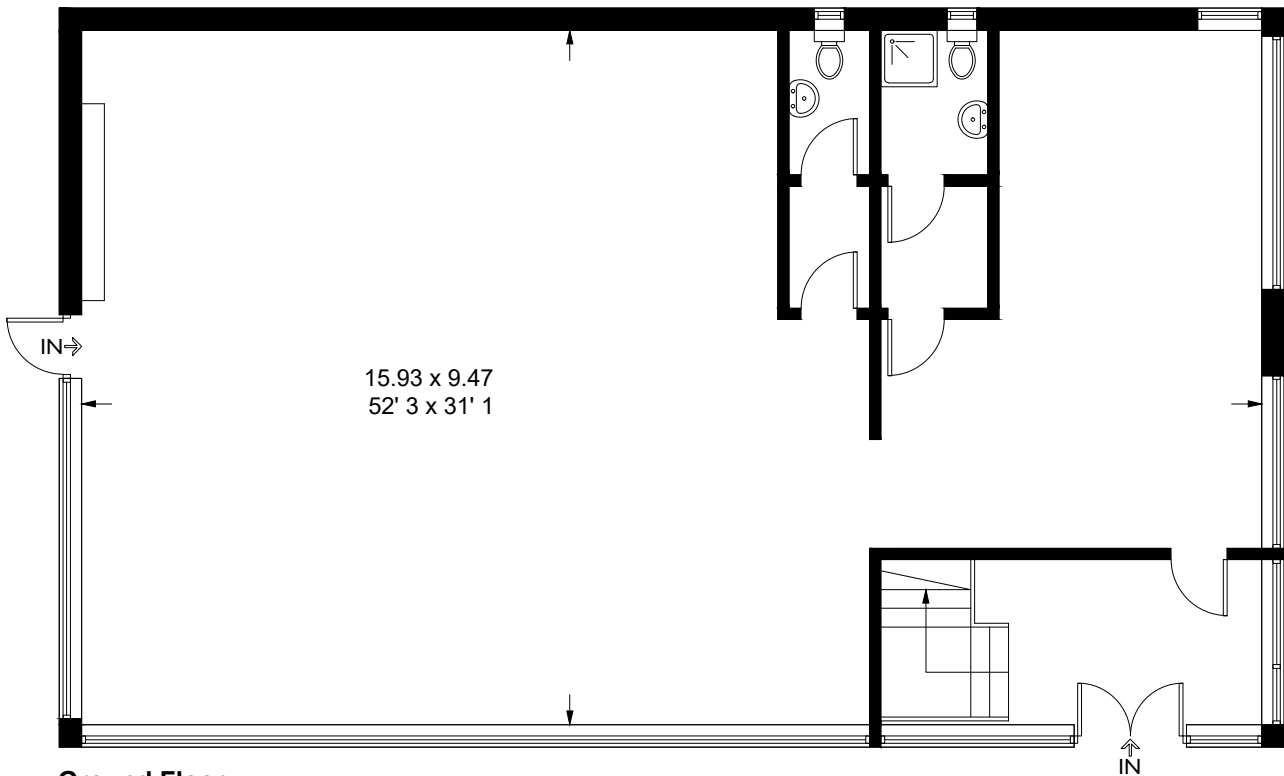
The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/07/2023

Metro Centre

Approximate Gross Internal Area = 3236 sq ft / 300.6 sq m



First Floor
1616 sq ft / 150.1 sq m



Ground Floor
1620 sq ft / 150.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.