

UNIT TO LET

16,070 ft² (1,493 m²)



CLOSE TO A40
& A406



FULLY
REFURBISHED



LARGE
SECURE YARD



www.ipif.com

INDUSTRIAL / DISTRIBUTION FACILITY WITH SECURE YARD

1 & 2 BUSH INDUSTRIAL ESTATE

STANDARD ROAD, PARK ROYAL, LONDON, NW10 6DF

IPIF

LOCATION

The unit is prominently located along Standard Road in the heart of Park Royal. It benefits from excellent road network links. Western Avenue (A40) is approx. 0.6 miles south of the property and the North Circular (A406) is 1.8 miles to the north. The property is well served by public transport links.

North Acton Underground Station (Central Line) is a 13 minute walk from the unit, whilst Harlesden Station (Bakerloo Line, Overground) is a 16 minute walk. Standard Road is also served by the 440 bus which provides services between Gunnersbury Park and Wembley.

ACCOMMODATION

The available accommodation comprises of the following approximate Cross External Areas (GEA):

UNIT 1 & 2	FT ²	M ²
Ground Floor Warehouse	12,510	1,162.2
Ground Floor Offices	1,780	165.4
First Floor Offices	1,780	165.4
TOTAL	16,070	1,493
Approx Yard	15,026	1,396



SPECIFICATION

The unit offers the following:



FULLY
REFURBSIHED



35M MAXIMUM
YARD DEPTH



4 ELECTRIC ROLLER
SHUTTER LOADING
DOORS



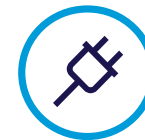
FITTED
OFFICES



5.9M MIN CLEAR
INTERNAL HEIGHT
RISING TO 7.95M



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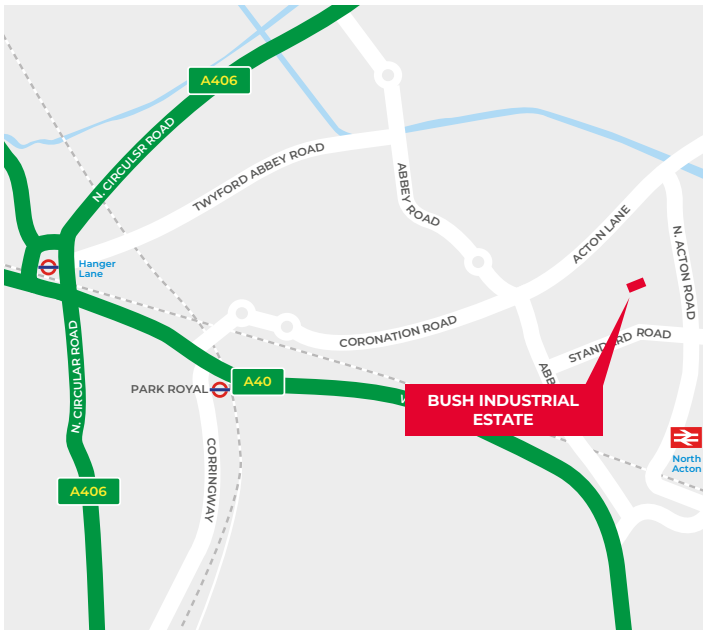
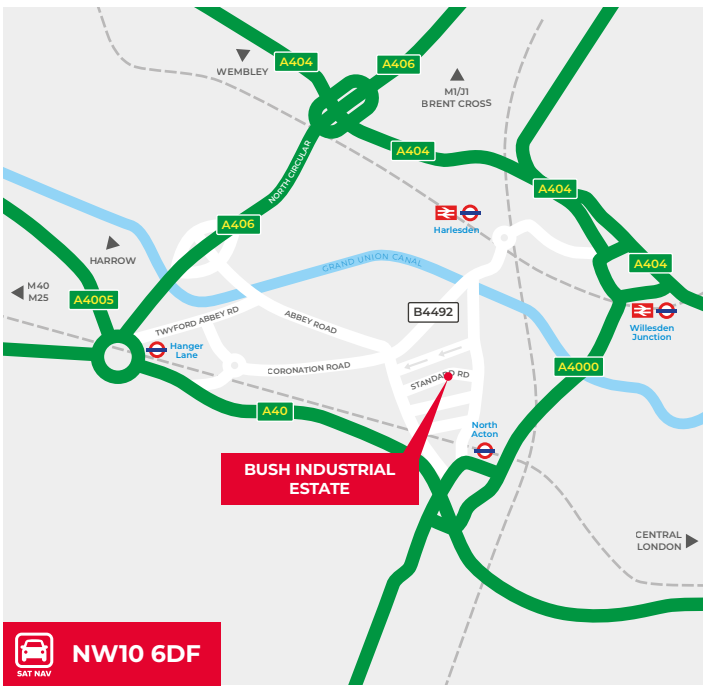
3 PHASE
POWER & GAS



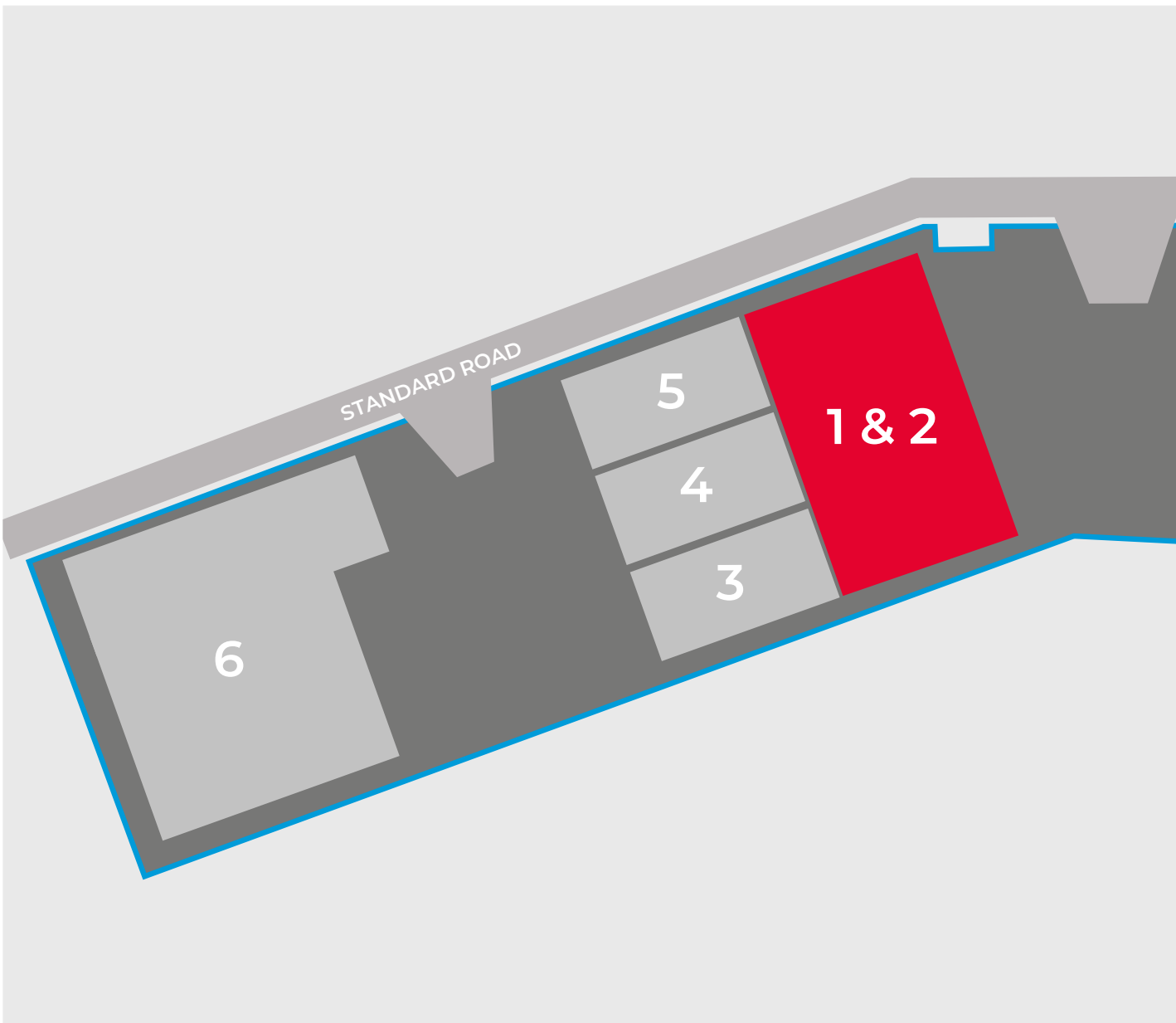
STRONG
UNDERGROUND
LINKS



AMPLE CAR
PARKING



North Acton Station	0.7 miles	A40	0.7 miles	Central London	10 miles
Willessden Junction Station	1.5 miles	A406	2.3 miles	M40 (J1)	12 miles
Harlesden Station	1 miles	M1 (J1)	6 miles	M25 (J16)	13.2 miles



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ROYAL, LONDON, NW10 6DF

LEASE TERMS

Available to let on a new full repairing and insuring lease.

BUSINESS RATES

Interested parties are advised to contact The London Borough of Ealing to obtain this information:

Tel: (020) 8825 7020

Email: businessratesteam@ealing.gov.uk

RENT

Rent on application.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details on application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

A9

On behalf of the Landlord



Aaron Burns
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