

Mileway

21 Park Royal Road, London, NW10 7LQ

NORTH WEST LONDON

Park Royal Works

Available To Let

Flexible light industrial /
workshop / studio units
129 - 8,000 sq ft

Logistics real estate urbanised

mileway.com

PARK ROYAL
WORKS

BEAUTIFUL
COMMERCIAL SPACE

Park Royal Works



- Available for immediate occupation
- Close to Park Royal & North Acton Tube
- Extensively refurbished
- Secure 24-hour access
- Site manager

Available To Let
 High-quality light industrial / workshop / studio units
 129 - 8,000 sq ft

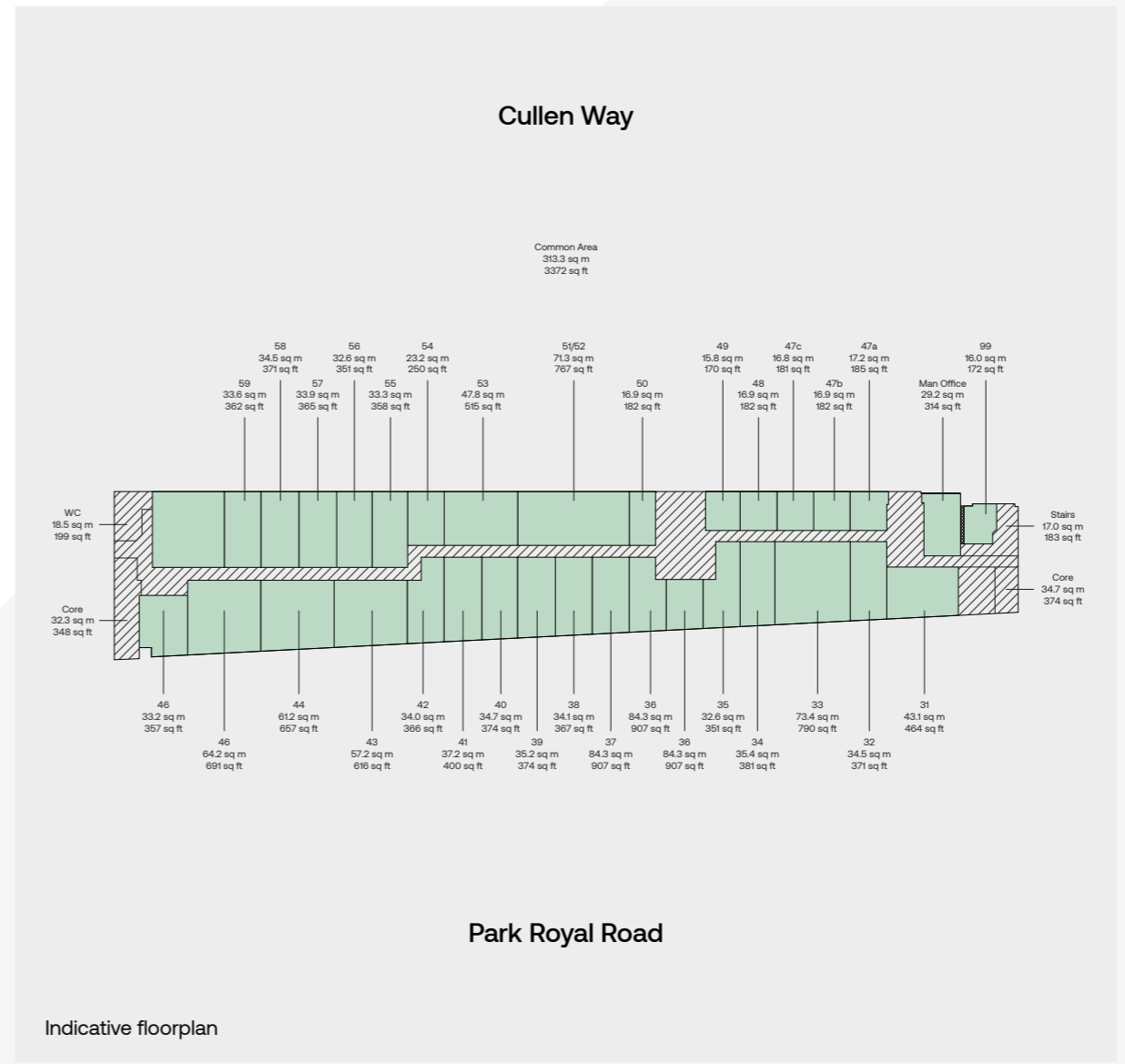
Park Royal Works offers a range of mixed-use commercial space in a prime North West London location close to the A40, North Acton and Park Royal underground stations.

Each occupier will benefit from bright accommodation with high ceilings, excellent natural light and comfort cooling. There is a dedicated building manager for face-to face support, a friendly on-site cafe and convenient allocated parking.

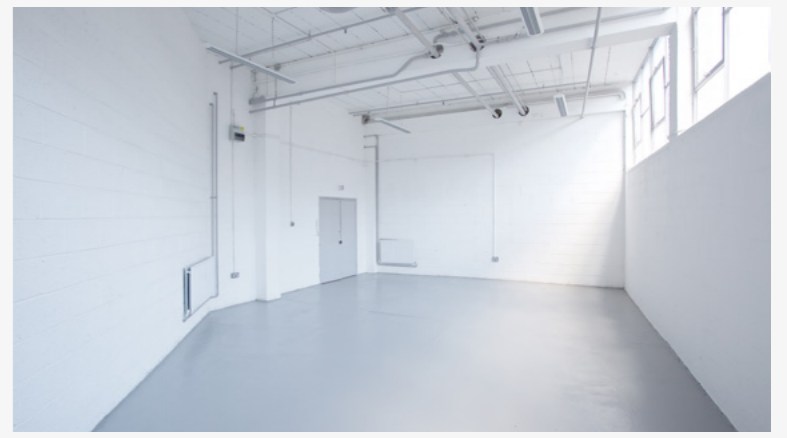
- Park Royal is one of the UK's most established industrial areas and home to over 1,700 businesses
- 67% of the population is of working age
- It is home to global brands such as Diageo, Sky, Disney, Cisco, SEGRO, Coca-Cola and British Airways. A wide range of sectors have a dynamic presence in the area, including creative, biopharma and food & drink

- CCTV
- Goods lift
- External storage space
- Loading bay
- Self contained
- On site parking
- Good natural light
- On-site café

Siteplan



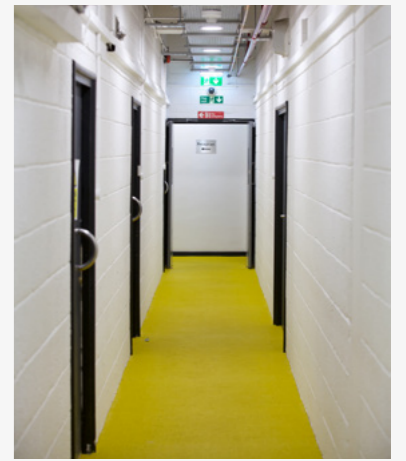
Accommodation



Situated within a self contained building, Park Royal works offers flexible workshop, studio and light industrial space suitable for a range of business uses. Formerly a cosmetics factory, it has been comprehensively refurbished to provide a variety of unit sizes arranged over three floors.

Key Features

- Suitable for a range of uses
- Fully refurbished
- EPC on application
- WCs to each floor
- LED lighting
- High ceilings
- On-site management
- Three-phase power supply



*data collated from West London Alliance

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Terms

Leases are available for a termly arrangement. Rents and services charges on application plus VAT.

Viewing / Further Information



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Location

Located on Park Royal Road, it offers occupiers exceptional road and rail links to Central London and the rest of the UK.



By Rail

North Acton and Park Royal Underground stations offer fast and frequent services in and out of Central London
North Acton 0.5 miles
9 minutes walk from Park Royal Works
Park Royal 1.1 miles
23 minutes walk from Park Royal Works



By Road

Less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25
A40 0.6 miles
4 minutes drive from Park Royal Works
A406 1.3 miles
5 minutes drive from Park Royal Works



By Bus

Located opposite Gorst Road bus stop within a 2 minute walk



By Air

London Heathrow Airport Over 180 destinations worldwide, with the cargo terminal handling almost 70% of UK air-cargo trade
12.3 miles
25 minutes drive from Park Royal Works

Mileway

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