
**AVISON
YOUNG**

TO LET



PARK ROYAL / LONDON NW10

UNIT 2 PILOT INDUSTRIAL CENTRE

5-9 School Road, London NW10 6TD

**Self-contained industrial and warehouse unit with a secure yard.
14,580 sq ft (1,355 sq m) available now on flexible terms.**

**SELF-CONTAINED YARD
APPROX. 6M EAVES
24-HOUR ACCESS**

THE UNIT

Self-contained industrial space in Park Royal

Unit 2 forms part of The Pilot Industrial Centre, a terrace of three self-contained industrial and warehouse units on School Road, at the south-eastern corner of Park Royal. The unit provides open plan warehouse accommodation with ancillary offices at ground and first floor.

The unit extends to 14,580 sq ft (1,355 sq m) and benefits from a self-contained, secure yard of approximately 29m depth, a level access loading door and an eaves height of approximately 6 metres.

Units 1, 2 and 3 are available individually or in combination, providing up to 42,930 sq ft on a single site with a shared frontage to School Road.



SPECIFICATION & AMENITIES

THE UNIT

- Open plan warehouse with ancillary offices
- One level access loading door
- Approximately 6m eaves height
- Three-phase power
- 1,479 sq ft of ground and first floor offices
- Kitchenette and welfare facilities

YARD & ACCESS

- Self-contained, secure yard of approximately 29m depth
- 24-hour access
- Low site cover
- Direct access to the A40 Western Avenue
- Available individually or combined with the adjoining units
- EPC available on request

AT A GLANCE

UNIT SIZE

14,580 sq ft

1,355 sq m gross internal area

OFFICE CONTENT

1,479 sq ft

Ground and first floor

EAVES HEIGHT

Approx. 6m

Open plan warehouse

ACCESS

24 hours

One level access loading door

THE ACCOMMODATION

Warehouse space with ancillary offices

The warehouse is arranged as a single open plan space with a level access loading door to the yard, three-phase power and an eaves height of approximately 6 metres.

Ancillary office accommodation extends to 1,479 sq ft across ground and first floor, with a kitchenette and welfare facilities. The yard is self-contained and secure, at approximately 29m depth, and the site benefits from low site cover.



Level access loading door



Open plan office accommodation



Ancillary office space



AVAILABILITY

Accommodation schedule

Areas are approximate and stated on a gross internal area basis. Availability is correct at the date of publication and is subject to change. Please contact the agents for the current position.

TOTAL AREA	OFFICE CONTENT	AVAILABLE COMBINED
14,580 sq ft	1,479 sq ft	Up to 42,930 sq ft

UNIT 2 ACCOMMODATION		
ACCOMMODATION	SQ FT	SQ M
Warehouse	13,101	1,217.1
Offices, ground and first floor	1,479	137.4
Total	14,580	1,354.5

THE PILOT INDUSTRIAL CENTRE		
UNIT	SQ FT	SQ M
Unit 1	14,186	1,317.9
Unit 2	14,580	1,354.5
Unit 3	14,164	1,315.9
Total	42,930	3,988.3

TENURE

LEASE

The unit is available on a new lease on flexible terms. Further information is available from the marketing agents.

SOCIAL VALUE

In addition to commercial uses, our client will also consider proposed uses which deliver social value. Further information is available at consult.opdc.london.gov.uk/early-activation

RENT & RATES

RENT

Available on application from the marketing agents.

BUSINESS RATES

Payable by the occupier. Interested parties should make their own enquiries of the Valuation Office Agency.

COSTS

SERVICE CHARGE

Further information is available from the marketing agents.

VAT

VAT will be charged at the standard rate.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

USE, EPC & VIEWING

USE

Use Class B2 (General Industrial).

EPC

Available on request from the marketing agents.

VIEWING

Strictly by prior appointment through the marketing agents.

LOCATION

London’s premier last mile logistics location

The Pilot Industrial Centre is situated on School Road at the south-eastern corner of Park Royal, London’s largest industrial and employment location and widely regarded as the capital’s premier last mile logistics market. The estate forms part of the Old Oak and Park Royal Opportunity Area, one of the largest regeneration programmes in the United Kingdom.

The unit has direct access to the A40 Western Avenue and onwards to central London. North Acton station is a short walk from the estate, with Acton Main Line and the Elizabeth line within a mile.

CONNECTION	SERVICE	APPROX.
North Acton	Central line	0.2 miles
Acton Main Line	Elizabeth line	0.7 miles
A40 Western Avenue	Direct access	0.5 miles
Central London	By road	6.8 miles
Heathrow Airport	By road	13 miles



VIEWING & FURTHER INFORMATION

AVISON
YOUNG

Will Seagon
GRADUATE SURVEYOR

+44 (0)7765 055 020
william.seagon@avisonyoung.com

Avison Young, The Met Building, 22 Percy Street, London W1T 2BU / avisonyoung.co.uk

Avison Young for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Avison Young has any authority to make or give any representation or warranty whatever in relation to this property. All areas quoted are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Avison Young is the trading name of Avison Young (UK) Limited, registered in England and Wales, registered office 3 Brindleyplace, Birmingham B1 2JB.

SUBJECT TO CONTRACT