



INDUSTRIAL / WARHOUSE PREMISES

TO LET



Key Benefits

- Up & over loading door
- Minimum 6.7m eaves height
- Covered loading area
- 3 phase power
- 8 parking spaces

TO BE REFURBISHED - INDUSTRIAL / WAREHOUSE UNIT
731 TUDOR ESTATE, ABBEY ROAD, PARK ROYAL,
LONDON, NW10 7UY

5,793 sq ft (538.19 sq m)

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731 TUDOR ESTATE, ABBEY ROAD, PARK ROYAL, LONDON, NW10 7UY

LOCATION

The Tudor Estate is located off Abbey Road which is less than 0.5 miles south of A406 North Circular Road. The property benefits from easy access to the centre of Park Royal and Hanger Lane (A40 Western Avenue). Stonebridge Park and Hanger Lane are approximately 10 minutes' walk.

DESCRIPTION

A modern steel portal frame industrial/warehouse unit benefiting from a clear open plan warehouse and fitted ancillary office accommodation to the first floor. 8 allocated car parking spaces are situated to the front of the property.

The unit also benefits from:

- Covered loading bay
- Minimum eaves height: 6.70m rising to 7.43m at apex
- Concrete floor
- Full height up & over loading door
- Fluorescent strip lighting
- Translucent roof panels
- Three phase power and gas
- W/C's

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Unit 731		
GF Warehouse	4,683	435.06
1F Office	1,110	103.13
Total	5,793	538.19

RENT

Price on application.

RATES

The property falls within London Borough of Brent. Interested parties should make their own enquiries with the Local Authority.

VAT

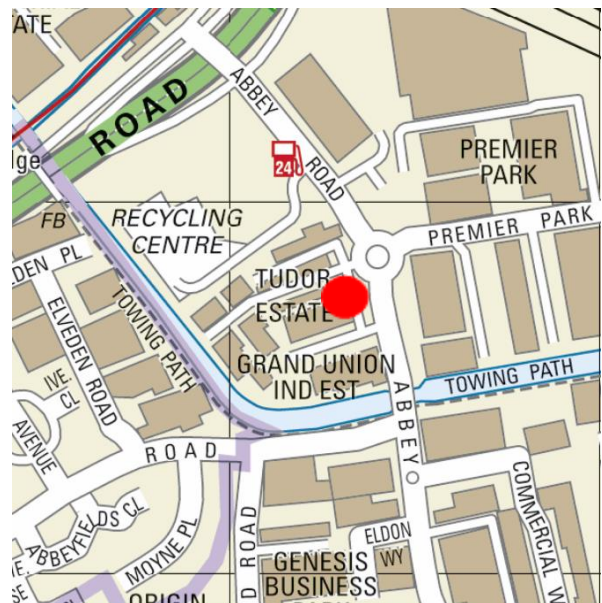
Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating (to be confirmed)



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Chartered Surveyors