



Unit 1 Sunbeam Industrial Estate

Sunbeam Road, Park Royal, NW10 6JP

Industrial / Warehouse Unit

2,443 sq ft

(226.96 sq m)

- Min eaves 4.35m rising to 6.7m
- 3 Phase power
- Allocated parking spaces
- Loading bay
- Electric roller shutter (w: 3.5m x h: 3.63m)
- W/C
- Gated estate
- Close proximity to A40
- Walking distance to North Acton UG Station (Central Line)

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Summary

Available Size	2,443 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure
Service Charge	Approx. £1.45 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The units are on Sunbeam Industrial Estate directly off Sunbeam Road, conveniently situated in a strategic location in central Park Royal, with access from Chase Road (via Standard Road) and Park Royal Road, both providing access to the A40 Western Avenue to Central London and the A406 North Circular.

The M40 and M25 motorways are to the west. North Acton (Central Line) underground station is approximately 10 minutes' walk from the unit and Park Royal Station (Piccadilly Line) which is approximately 1.5 miles from the property. A number of bus routes also operate throughout the area.

Description

The premises comprises an end-of-terrace industrial / warehouse unit of steel portal frame construction with part brick and part profile cladding elevations beneath an insulated pitched roof. Access to the open plan warehouse is gained via an electric roller shutter door serviced by dedicated loading bay / forecourt. The unit further benefits from 3 phase power, a max eaves height of 6.7m and allocated parking spaces to the front elevation.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross external area basis.

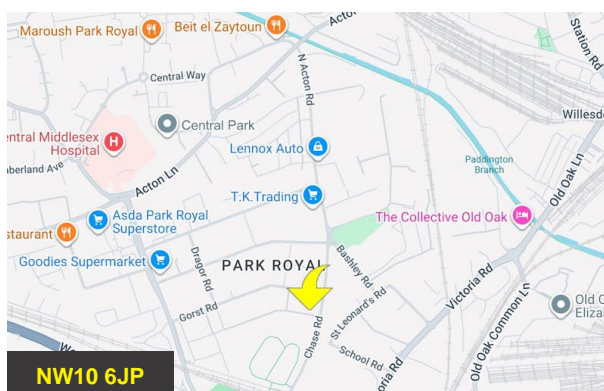
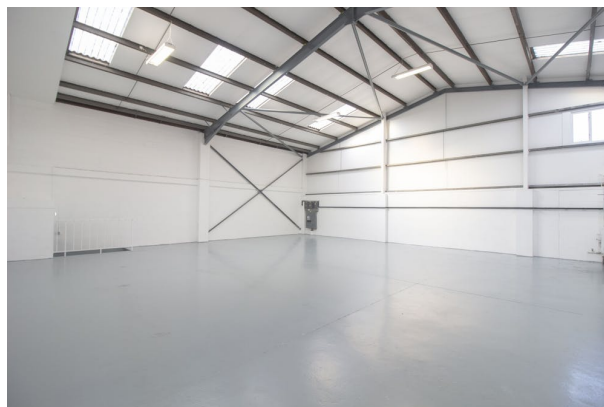
Description	sq ft	sq m
Warehouse	2,093	194.45
Office	350	32.52
Total	2,443	226.97

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



Tom Boxall

0208 075 1239 | 07481 186334
tb@telsar.com



Jack Pay

020 8075 1238 | 07411 576313
jp@telsar.com

Katy Kenealy (JLL)

07892 704 393

James Miller (JLL)

07702 975222