

SECURE LAST MILE WAREHOUSE
in London's premier industrial location



APEX

POINT

PARK ROYAL

STANDARD ROAD | LONDON | NW10 6HA

23,039 SQ FT

X2 GROUND LEVEL
LOADING DOORS



9.9 METRES
CLEAR HEIGHT



FULLY
REFURBISHED



AVAILABLE NOW

ENTER >

DESCRIPTION

49 – 53 Standard Road is a modern high bay warehouse, situated on a fully self-contained site.

The unit is of steel portal frame construction with part brick and part profiled steel cladding elevations, constructed in 2010. The unit benefits from two ground level loading doors and a fully secured yard.

The office accommodation is situated over first and second floor with additional mezzanine accommodation that can be utilised as office or storage space.

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INDUSTRIAL LOCATION



SPECIFICATION



MINIMUM EAVES
HEIGHT OF 9.9M
RISING 12.0M AT
HAUNCH



NEWLY
REFURBISHED



50 KN/SQ M
FLOOR LOADING
CAPACITY



2 GROUND
LEVEL LOADING
DOORS



WC'S &
WELFARE
FACILITIES



INCOMING
POWER
SUPPLY
155KVA



SECURE
SITE AREA



FLEXIBLE
RACKING
SOLUTIONS
AVAILABLE



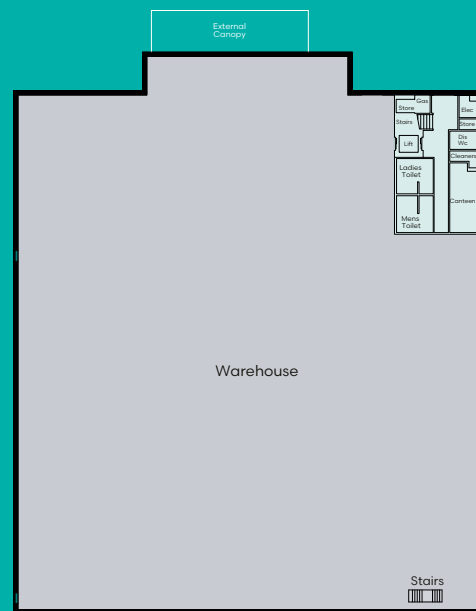
ACCOMMODATION

Gross External Areas (GEA)	SQ FT	SQ M
Ground Floor Warehouse	19,084	1,773
First Floor Offices	2,051	190
Second Floor Offices	1,914	178
Total	23,039	2,141

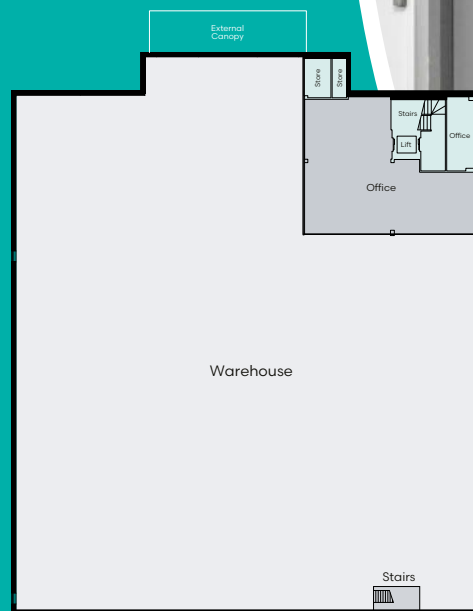
Mezzanine - 10,038 sq ft (option to have removed)



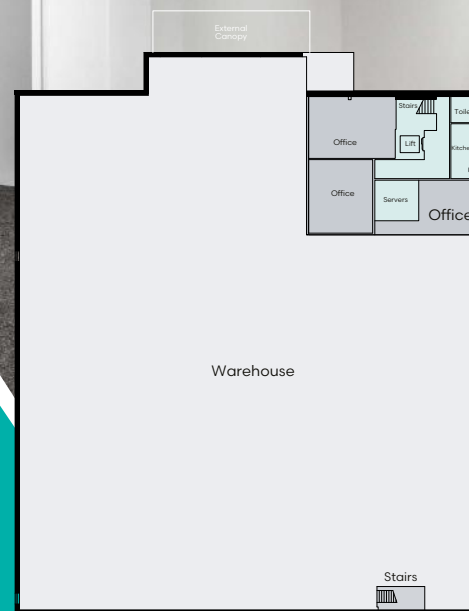
FLOORPLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR





LOCATION

CENTRAL LONDON

8.5 MILES



A40

1 MILE



A406

1.2 MILES



NORTH ACTON (CENTRAL LINE)

15 MINUTE WALK



PARK ROYAL (PICADILLY LINE)

15 MINUTE WALK



ROYAL PARK IS HOME TO:



1,700 BUSINESSES



40,000 JOBS



GLOBAL BRANDS & SMES



SITUATION

Park Royal boasts a well-developed and integral transport infrastructure that plays a pivotal role in its economic significance and connectivity. Situated within the London Borough of Brent and Ealing, Park Royal is one of the largest industrial markets in Europe, making its transport links crucial for facilitating the movement of goods and people.

The area benefits from excellent road connectivity, with the A40 Western Avenue running through its heart. This major arterial road connects Park Royal to central London in the east and the M40 motorway in the west, providing easy access to major hubs and markets. Additionally, the nearby North Circular Road (A406) and M1 motorway offer alternative routes for commuters and freight distribution.

Park Royal also boasts a well-connected public transportation network. The Park Royal underground station, served by the Piccadilly line, provides convenient access to Central London and other key areas. Various bus routes further enhance local connectivity, facilitating intra-estate movement and linking to nearby residential areas.





DPD

CENTRAL MIDDLESEX HOSPITAL

CADOGAN TATE

DOOA

FIRST MILE

BIFFA PARK ROYAL

APEX POINT PARK ROYAL

DHL

CLOCKWORK REMOVALS

CKM

HT DRINKS

DINA FOODS

HEDLEYS GROUP

JAT GLASS

DEPHINA



TERMS

The property is available by way of a new FRI lease with terms to be agreed.

EPC

The unit has an EPC B.

RATES

Local Authority – London Borough of Brent.

Business rates are now £310,000 as of April 2023.



Alex Kington

alex.kington@logixproperty.com

M: 07717 704538

Callum Moloney

callum.moloney@logixproperty.com

M: 07815 692996



Josh Pater

joshua.pater@nmrk.com

M: 07782 271355

Emily Pearson

emily.pearson@nmrk.com

M: 07387 134126

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