

UNIT 10  
UNDERGOING  
REFURBISHMENT



UNITS 10 & 20-22  
**whitby avenue**

PARK ROYAL | NW10 7SF

[///firmly.funded.asks](http://firmly.funded.asks)

**TO LET**

6,740 - 14,155 sq ft  
(626 - 1,316 sq m)

WAREHOUSE / INDUSTRIAL UNITS

UNIT 10 – 6,740 SQ FT (557 SQ M)

UNITS 20-22 – 14,155 SQ FT (1,316 SQ M)

UNIT 20-22  
FULLY  
REFURBISHED



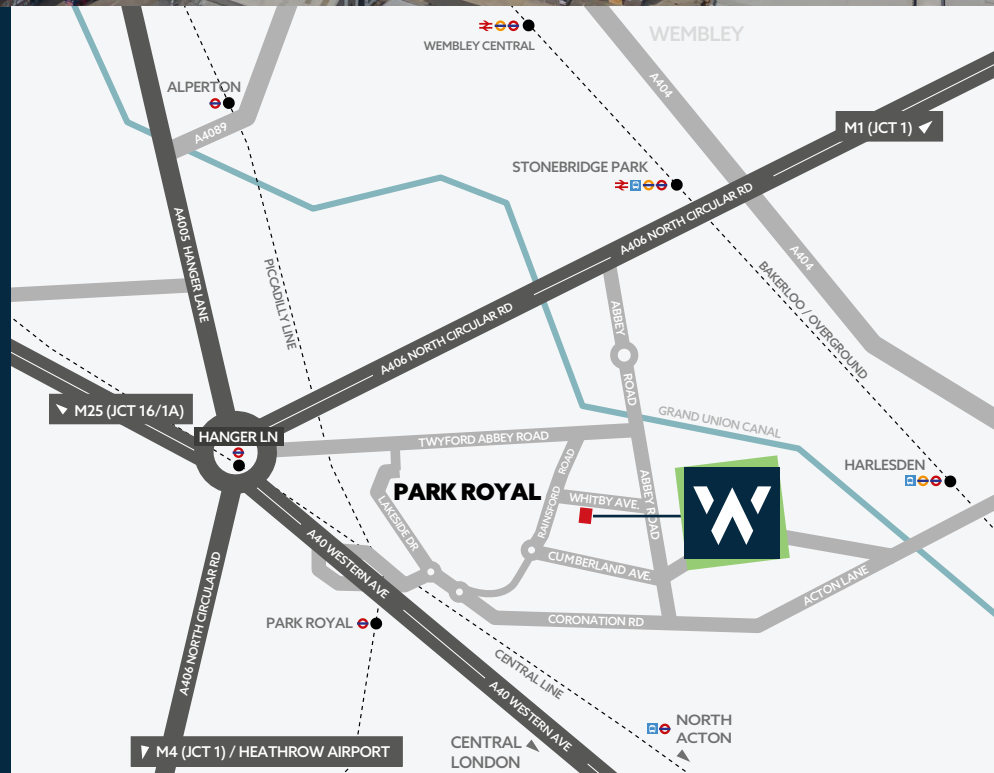


## TRAVEL

A406	0.7 miles
A40 Western Avenue	0.7 miles
Stonebridge Park Station	1.0 miles
Park Royal Station	0.8 miles
Hanger Lane Station	1.0 miles
North Acton Station	1.3 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
Central London	8.6 miles
Heathrow Airport	12.6 miles

## LOCATION

- Located within the heart of the established and sought after Park Royal industrial area, Whitby Avenue is accessed off the prominent Abbey Road.
- The estate benefits from quick and easy access to the North Circular Road (A406), as well as quick connectivity to the M1, Western Avenue (A40) eastbound, M40, M25 and M4 motorways.
- Access to public transport is well serviced, with multiple Underground Stations within walking distance.



## UNIT 20-22

### NEWLY REFURBISHED

A double unit comprising:

- New roof
- 5.63m clear height rising to 7.5m at the apex
- Warehouse LED lighting
- Fully fitted two storey offices
- Goods access is via a covered loading areas
- Single level loading door for each unit measuring 4.82m wide by 5.0m high

### ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	9,861	916
Ground Floor Offices	1,740	162
First Floor Offices	1,740	162
Covered Loading	814	76
<b>TOTAL</b>	<b>14,155</b>	<b>1,316</b>

There is potential for the unit to be split.

### EPC

B Rating.

### BUSINESS RATES

Units 20-22

The property has a rateable value of £142,000 (2023) and is described as "warehouse premises". All interested parties should make enquires at Brent Local Authority.

## UNIT 10

### UNDERGOING REFURBISHMENT

**DUE FOR COMPLETION Q3 2025**

- New roof
- 5.63m clear height rising to 7.5m at the apex
- Warehouse LED lighting
- Fully fitted two storey offices
- Goods access is via a covered loading areas
- Single level loading door measuring 4.82m wide by 5.0m high

### ACCOMMODATION (Measured on GEA basis)

Description	sq ft	sq m
Warehouse	4,628	430
Undercroft	818	76
First Floor Offices	818	76
Covered Loading	476	44
<b>TOTAL</b>	<b>6,740</b>	<b>626</b>

### EPC

Target B Rating.

### BUSINESS RATES

Unit 10

The property has a rateable value of £67,000 (2023) and is described as "warehouse premises". All interested parties should make enquires at Brent Local Authority.





IMAGES SHOW REFURBISHED UNIT 20-22





# whitby avenue

PARK ROYAL | NW10 7SF

UNIT 20-22

UNIT 24 - NOW LET





# whitby avenue

PARK ROYAL | NW10 7SF

## TERMS

Units are available by way of a new full repairing and insuring lease.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the joint sole agents.

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