



TO LET SHORT TERM

Warehouse / Storage Building with Secure Parking

8,415 SQ FT (781.78 SQ M)

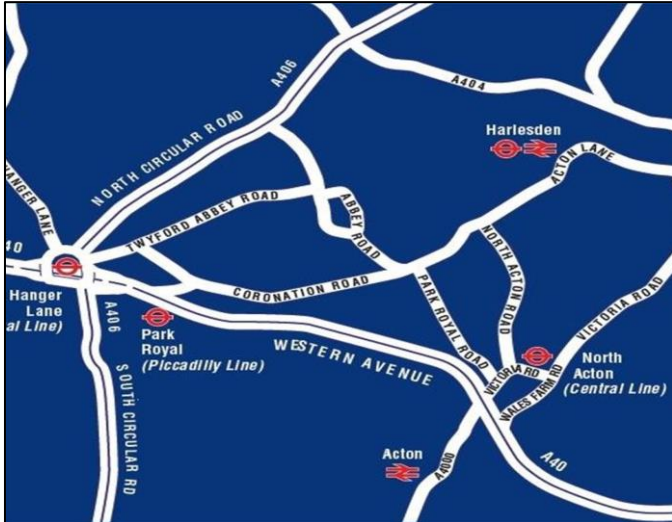
Unit 1 Section A, 37-39 North Acton Road, Park Royal, London, NW10 6PF

- Prominent Main Road Location
- 7.75m Eaves Height
- Open Plan Warehouse
- Ample Parking



LOCATION

The property is prominently situated on North Acton Road, with links to the A40 at Gypsy Corner via the A4000, approximately 1 mile to the south. The North Circular (A406) is accessed via the A404 to the north west of the property. The area is well served with public transport, North Acton Underground Station (Central Line) is located a short distance from the property and provides a regular service into Central London. The Bakerloo and Piccadilly Lines can also be accessed via Willesden Junction and Park Royal Stations which are both approximately 1.5 miles from the property. A number of bus routes also operate throughout the area.



SAT NAV REF: **NW10 6PF**

DESCRIPTION

A steel truss framed warehouse building of brickwork construction to a pitched roof with a clear open-plan layout with dedicated loading and ample gated parking.

AMENITIES

Warehouse

- Min eaves 8m rising to 10.8m at the apex
- Concrete Floor
- Sodium lighting
- Loading door – (w)2.73m x (h)2.72m
- 3 phase power & gas
- Translucent roof panels
- WC
- Site office
- Ample parking

ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	8,415	781.78
TOTAL (GIA)	8,415	781.78

All measurements are based on an approximate gross internal area

TENURE

The premises are available by way of a new short-term lease which is to be contracted outside the security of the 1954 Landlord & Tenant Act (part II) as amended.

PRICING

Rent inclusive of Business Rates per annum

£80,000

All prices are subject to VAT

BUSINESS RATES

Business rates are included in the rent.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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