



FOR SALE / TO LET

Character Two Storey Warehouse/ Storage Unit

15,077 SQ FT (1,400.70 SQ M)

**42 Gorst Road, Park Royal, London
NW10 6LD**

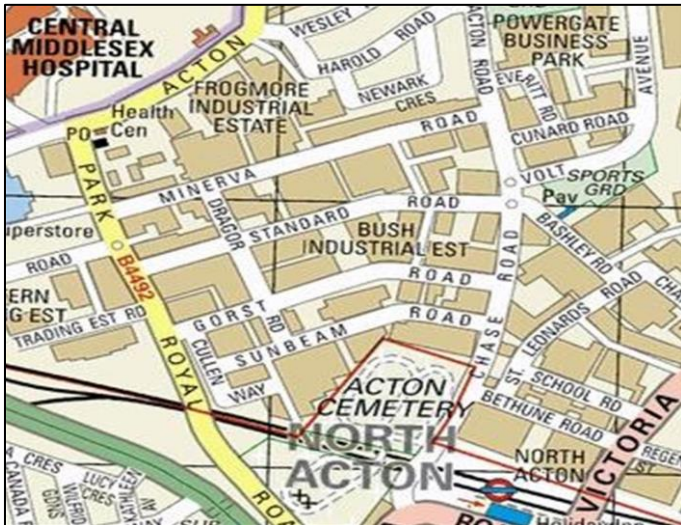
- Roller Shutter Door
- Goods Lift
- Concrete Dividing Floor
- Direct Access to A40 Western Avenue



LOCATION

Although the official address is on Gorst Road, the access to the property is via Dragor Road, both of which are 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, M40 and M25 motorways to the west. North Acton (Central Line) underground station is approximately 5 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.

Park Royal itself has long been established as one of the major industrial centres in the London area.



SAT NAV REF: **NW10 6LD**

DESCRIPTION

The premises comprise a two storey, steel truss framed warehouse building with a concrete dividing floor and brickwork elevations to a pitched roof. Both floors are of open plan configuration with the benefit of a fully functioning, one ton goods lift serving both floors. Ancillary office accommodation is arranged over the first floor level. Access is provided via an height electric roller shutter door. Dedicated parking is available to the front of the property and further unrestricted parking is available along both Dragor and Gorst Road.

AMENITIES

- GF - min eaves height of 3.2m rising to 3.6m
- FF - min eaves height of 3.2m rising to 6.2m at the roof apex
- Concrete floor on both floors
- Fluorescent strip lighting
- Full height roller shutter door – 3.04m(w) x 3.20m(h)
- Translucent glass roof panels
- 3 phase power & gas
- WC & Kitchenette
- Dedicated parking & off street parking
- Access to rear for loading/unloading
- 1 ton electric goods lift (cage size approx 8ft x 6ft)
- Office accommodation

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Warehouse	7,540	700.49
First Floor Warehouse	4,698	436.46
First Floor Office	2,839	263.75
TOTAL (GIA)	15,077	1,400.70

All measurements are based on an approximate gross internal area

TENURE

Freehold / 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.

PRICING

Freehold Price

£3,015,400

Rent per Annum

£121,616

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Ealing to obtain this figure.

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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