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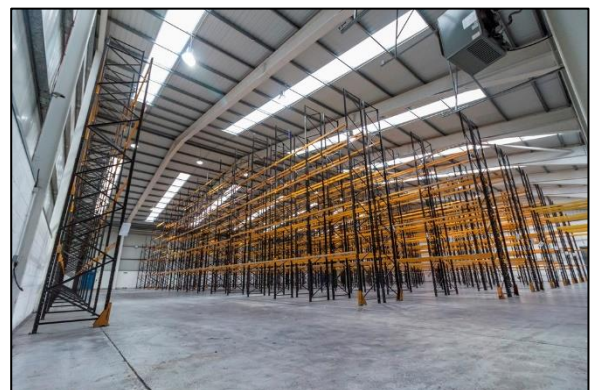
## **TO LET**

### **Modern High Bay Distribution / Warehouse Facility with External Storage**

**28,709 – 40,000 SQ FT (2,667 – 3,716 SQ M)**

**Unit 2, Dooa House, 55-61 North Acton Road, Park Royal, NW10 6PH**

- Ample External Storage & Parking
- 7.27m Clear Eaves Height
- Securely Gated Site
- 2 x Full Height Loading Doors



## LOCATION

The property is situated within the securely gated Doa House site on North Acton Road, a main thoroughfare in Park Royal, 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 or Abbey Road to the north west of the property. Harlesden Station (British Rail & Bakerloo Line) and North Acton Station (Central line) are within 1 mile of the subject property.



SAT NAV REF: **NW10 6PH**

## DESCRIPTION

A modern steel portal framed warehouse/distribution facility with an impressive clear eaves height of 7.45m to the main warehouse area rising to 9m at the roof apex. Access is gained via two full height up and over loading doors with loading aprons. Externally there is ample room for parking and further open storage to the side elevation of the property.

## AMENITIES

- Minimum eaves height 7.27m & 5.31m rising to 11.41m at the apex
- Concrete floor
- Sodium lighting
- Translucent roof panels
- Two full height electric roller shutter doors (w:4m x h:5m)
- Covered loading canopy
- Deep loading bays
- Ample external storage
- Dedicated parking
- Male & female WCs
- Kitchen
- 3 phase power & gas
- Three gas blower heaters
- Security alarm
- Emergency lighting
- Pallet racking (available by separate negotiation)

## ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	28,709	2,667.15
<b>TOTAL (GIA)</b>	<b>28,709</b>	<b>2,667.15</b>

Up to 40,000 Sq Ft (3,716 Sq M) available

All measurements are based on an approximate gross internal area

## BUSINESS RATES

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

## TENURE

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. The lease will be contracted outside the provisions of the 1954 Landlord & Tenant Act (part II as amended).

## PRICING

### Rent per Annum

£12.90 per sq ft

All prices are subject to VAT

## 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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