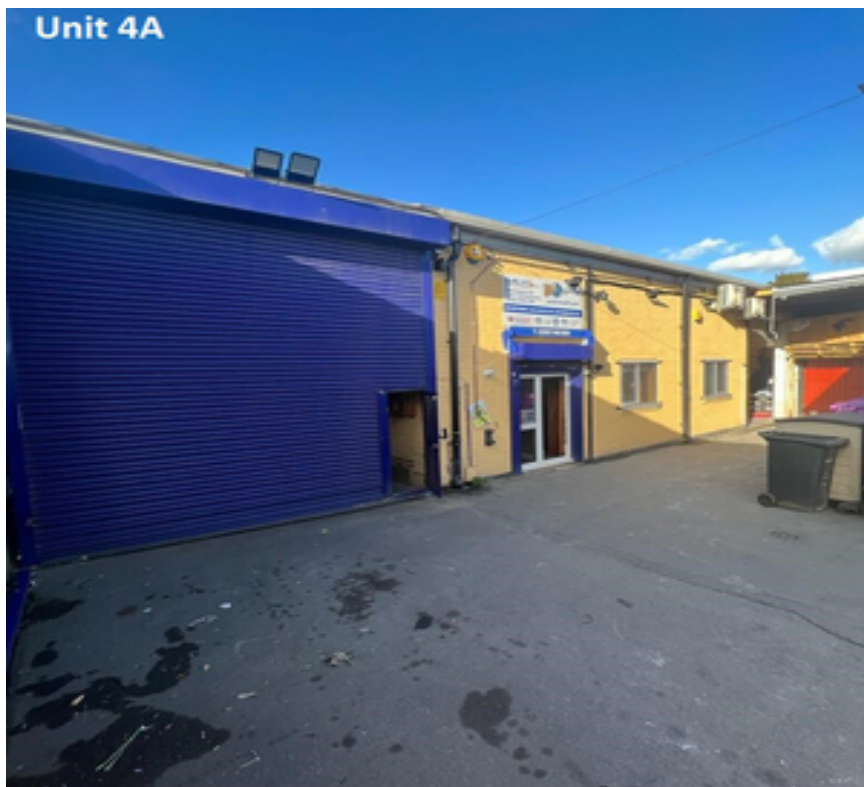


# Park Avenue

London, Greater London, NW10

£91869 pa



## Details in brief

Available Date: 01/11/2022

Deposit: £18000

Bedrooms:

Bathrooms:

Length of Tenancy: 12 Months

Furnishing:

Type of building: Commercial

## Upad.co.uk

Telephone: 02037506355

Email: info@upad.co.uk

## Full features

- 1 Large Unit - Can Split in two units
- Private loading bay
- Warehouse building

## Full description

### Unit 4a

PROPERTY DESCRIPTION: Semi-detached warehouse with internal office.

2774 SQ FT warehouse space with ancillary offices with a total GIA of just under 3,000 sq ft.

1 Year Minimum Contract, Open to Discussion to increase up to 10 years

Yearly Rent: £43,183 per Annum plus VAT

There is an option to rent An Additional Unit. Details Below:

### 2) Unit 4b

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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Floor Area: 3062 sq ft

Year Rent Per Annum: £48,686 plus VAT

1 Year Minimum Contract, Open to Discussion to increase up to 3, 5 or 10 year lease as a whole or split.

The property is located on the western fringe of the Park Royal Industrial Estate, which is one of the principal concentrations of industrial/warehouse properties remaining in the southeast of England and located approximately 6 miles from central London and property provides a small warehouse space with ancillary offices with a total GIA of just under 3,000 sq f

It located in a predominantly industrial area at the north end of Park Avenue, which is a cul-de-sac road that runs off the North Circular Road, just to the north-east of the Hangar Lane gyratory system.

This location is considered a secondary section of Park Royal, the majority of which is just to the south-east on the opposite side of the North Circular. Park Royal is a popular location for manufacturing and distribution businesses due to its good road connections to London and to the national motorway network. Alperton and Wembley are just to the north and are more secondary industrial locations.

There is excellent road access, being located adjacent to the A406 North Circular Road and close to its junction with the A40 Western Avenue which in turn connects with the M25 motorway approximately 13 miles to the west.

There are local bus routes running through the locality and both Hangar Lane (Central Line) and Alperton (Piccadilly Line) are within walking distance

The warehouse is of solid brick wall construction with breeze block sections and has a new steel framed pitched roof.

Total ent for Both Units:

£91,869

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