

## To Let – Open Land

c. 0.74 acres (3,000 sq m)

Land at Western Road, Park Royal, London, NW10 7LW

- On the instruction of Asda
- Available for immediate occupation on a new lease

### Location / Situation

The Park Royal industrial area extends to over 700 hectares and is located in North West London approximately 8 miles from central London, and 3 miles South East of Wembley. The industrial area is well positioned with major road links provided by the A40 Western Avenue and the A406 North Circular, and is well provided with public transport, within 1 mile benefiting from access via tube at North Acton (Central), Park Royal (Piccadilly), and Harlesden (Bakerloo and London Overground).

The subject site is located to the south of the main Asda superstore in the centre of the Park Royal area. The site is accessed via Western Road which links to both Park Royal Road and Coronation Road.

The surrounding area consists of a mixture of commercial occupiers, including Babcock, Edmundson Electrical, Cadogan Tate, Speedy Hire, and small retail units including Post Office, Barclays, Natwest and HSBC. Surrounding trade / industrial parks include Matrix Park, Sovereign Park and the Park Royal Metro Centre.

### Description

Extending to approximately 0.74 acres (0.3 ha) the site is currently vacant. The perimeter is secured by a wooden hoarding and benefits from a level surface. The site is broadly rectangular in shape with site frontage to Western Road to the south and west.

### Rates

To be assessed. Interested parties should verify any costs with the Local Authority.

### Use

The site would be suitable predominately for open storage or vehicle parking.



### Lease Terms

The property is available by way of a new lease, contracted out of the L&T Act 1954, providing the tenant with 12 months term certain, followed by a mutual rolling break, subject to 3 months' notice.

### Rent

The asking rent is £90,000 per annum exclusive

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs

### EPC

N/A

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### Viewing and further information

By appointment through Sole Agents GL Hearn.

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June 2018