

To Let – Open Land

c. 1.21 acres (4,900 sq. m)

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

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



Promap

TO LET | OPEN LAND

Western Road, Park Royal, London, NW10 7LW

LOCATION

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 1.21 acres (0.49 ha) the site is currently vacant 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 up to 2 years term certain, followed by a mutual rolling break, subject to 3 months' notice.

RENT

Rent on application.

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

VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

Kevin Farrow

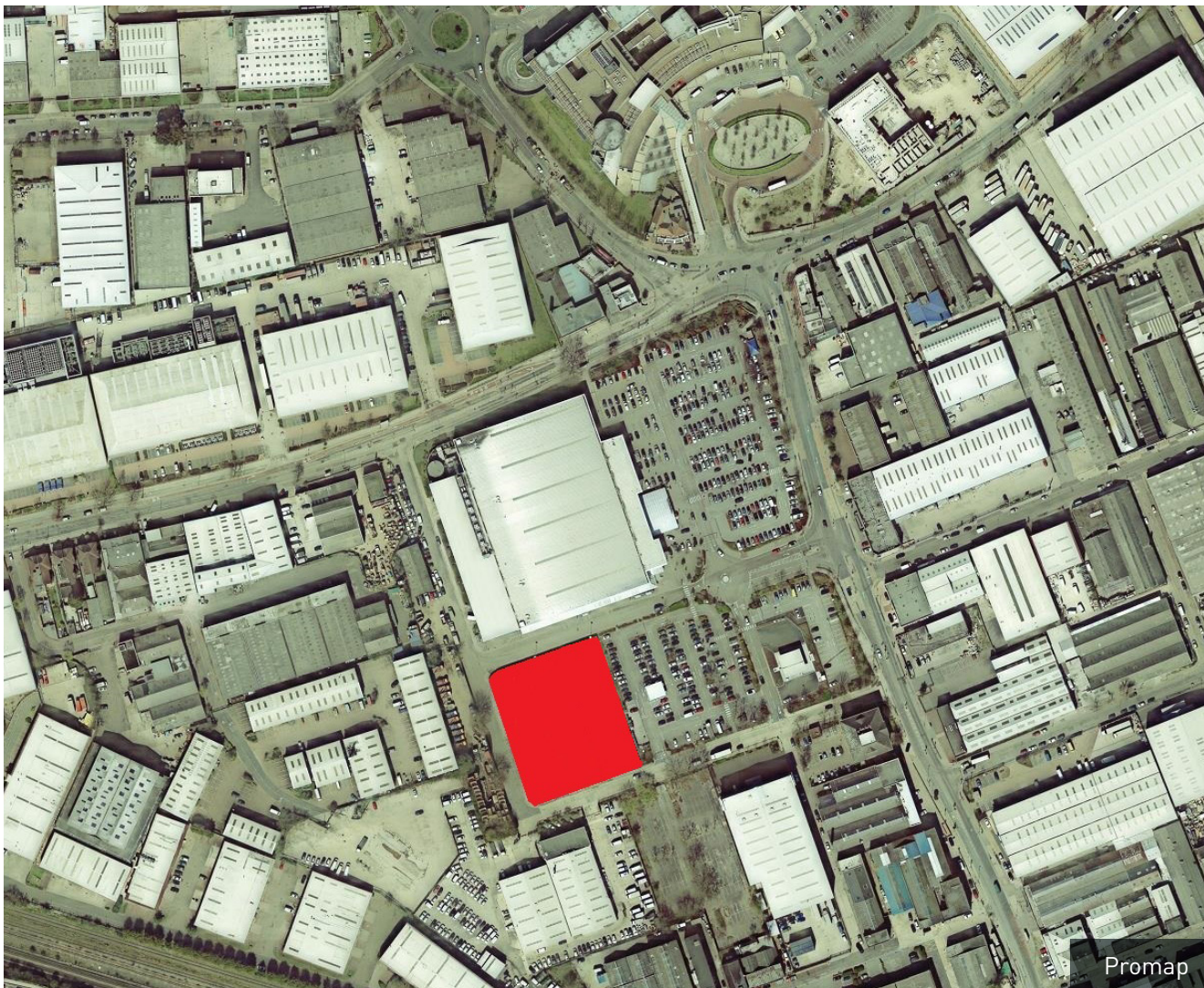
T +44 (0)7768 500 162

E kevin.farrow@glhearn.com

Will Clark

T +44 (0)7395 372 267

E william.clark3@glhearn.com



Important Notice

1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
3. Any areas, measurements or distances referred to are approximate only.
4. No person in the employment of GL Hearn has any authority to make or give any representation or warranty whatsoever in relation to any property.
5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

August 2021