



## 14 TRADING ESTATE ROAD

Park Royal, NW10 7LU

Freehold Building For Sale in Central Park Royal

5,036 SQ FT

FOREST  
REAL ESTATE

# Summary

<b>Available Size</b>	5,036 sq ft
<b>Price</b>	£1,600,000
<b>Rates Payable</b>	£19,710.50 per annum This property could benefit from transitional business rates relief.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon Enquiry

## Key Features

- Freehold
- Semi detached
- Rear enclosed garden
- Passenger lift
- Air conditioning
- 3 Phase Power
- Double glazed
- No service charge levied

## Description

The building is set over ground, first and second floors and has been used most recently as a music rehearsal studio. The property has a loading door and could therefore be reinstated back to warehouse and offices (stpp).

Each floor is presently sub divided to create smaller sound proofed rooms each with either air conditioning or gas central heating.

Male and female WCs can be found on the ground and second floors. Each floor is accessed via two staircases and a lift (decommissioned).

Externally there is a rear enclosed garden and potential for a 2nd floor terrace.

## Location

The property is located on Trading Estate Road in the prominent industrial area of Park Royal. Conveniently located next to the A40, which provides excellent accessibility to both the North Circular (A406) and the Westway A40 towards Central London.

Great access to public transport is also available with Park Royal and North Acton underground stations being within close proximity.

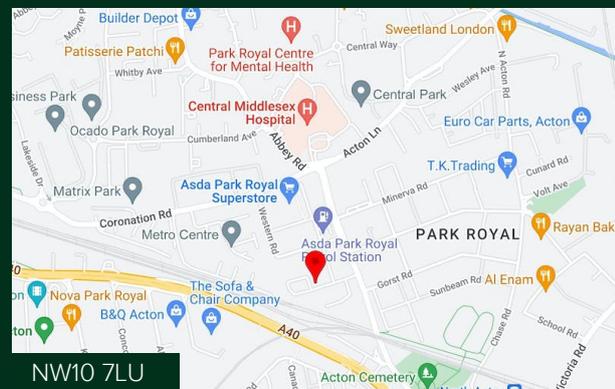
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,041	189.62	Available
1st	1,975	183.48	Available
2nd	1,020	94.76	Available
<b>Total</b>	<b>5,036</b>	<b>467.86</b>	

## Video

- Video Tour - <https://vimeo.com/752843645>



## Viewing & Further Information

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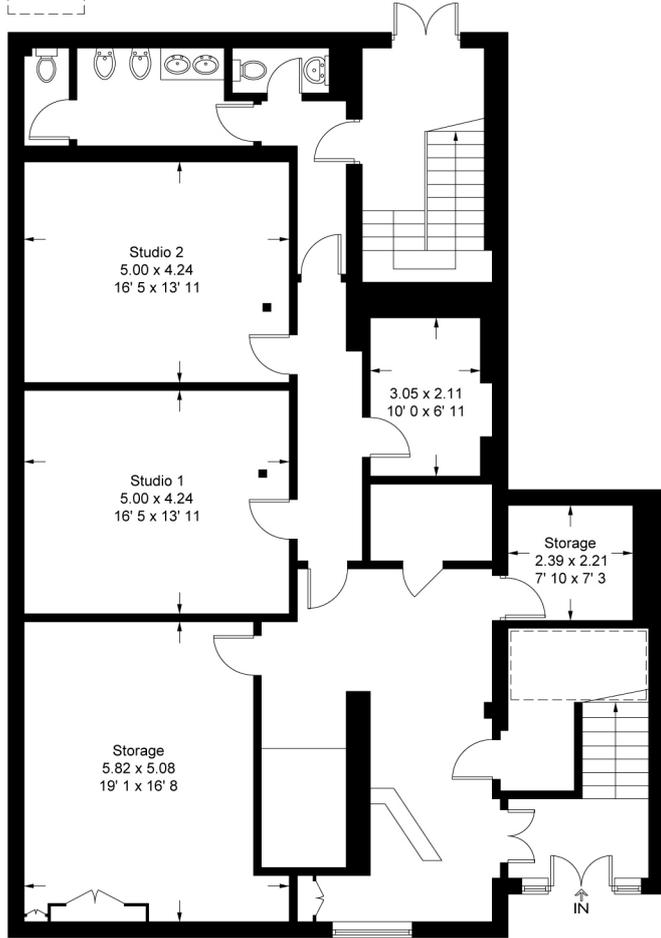
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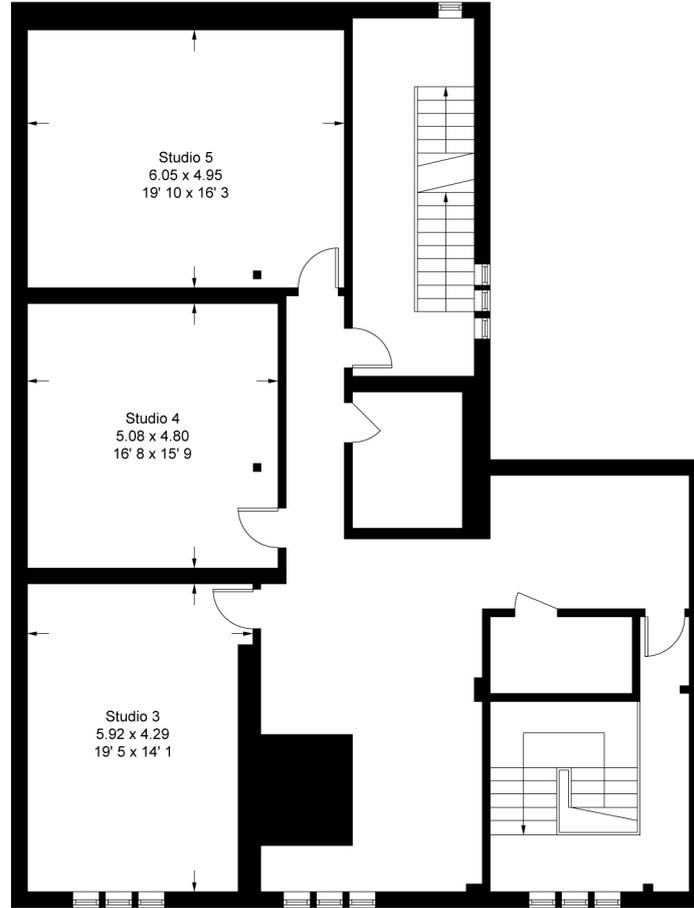
# Trading Estate Road



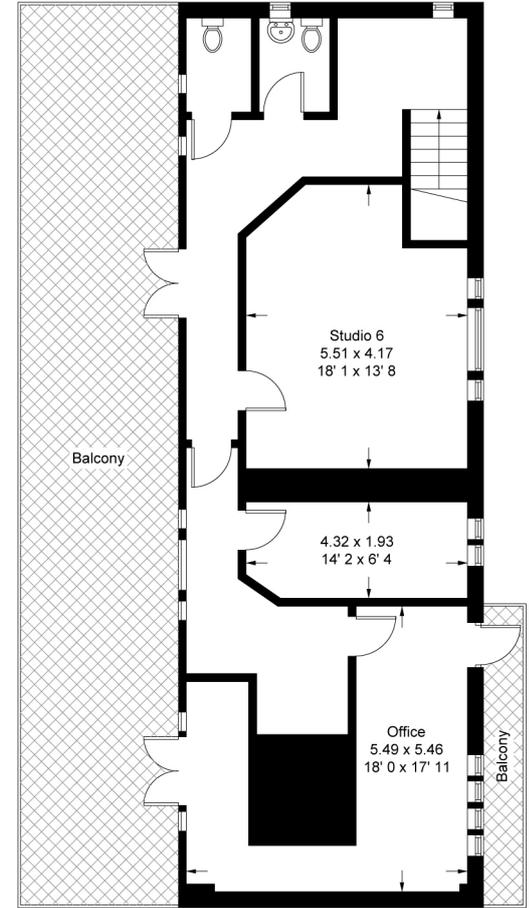
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.