



12 SOVEREIGN PARK

Coronation Road, Park Royal, NW10 7QP

Freehold For Sale - Warehouse/Storage centrally located Park Royal

3,501 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	3,501 sq ft
Price	£970,000
Rates Payable	£16,841.25 per annum This property could benefit from transitional rates relief
Service Charge	£2,500 per annum
VAT	Applicable
EPC Rating	C (71)

Key Features

- Freehold
- 3 parking spaces
- Gated estate
- Shutter 4.2m wide x 4.3m high
- Ceiling heights of 5.6m - 6.4m
- Sealed concrete flooring
- Central Park Royal location
- 1st Floor Private Offices
- AC/Heating Units in warehouse space
- WC
- Disabled WC
- 3 Phase Power

Description

The ground floor is open plan with a sealed concrete floor. There is an electric roller shutter (4.2m wide x 4.3m high) and a pedestrian access door. The rear of the ground floor offers additional storage/office and disabled WC.

The mezzanine floor consists of carpeted office space divided into 4 areas with internal partition walls and benefits from air conditioning.

Externally there are three allocated parking spaces.

Location

The building forms part of a modern terrace of business units situated in a gated industrial estate in the heart of Park Royal.

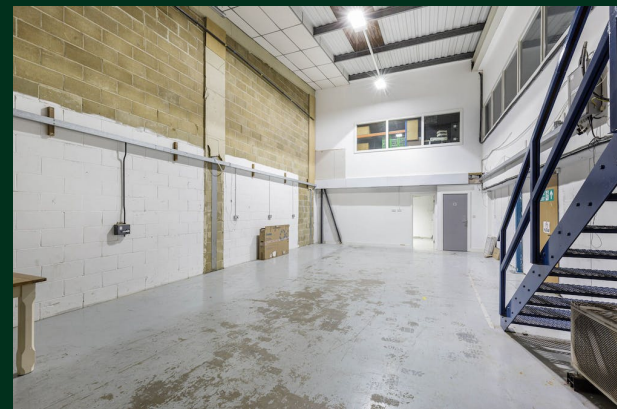
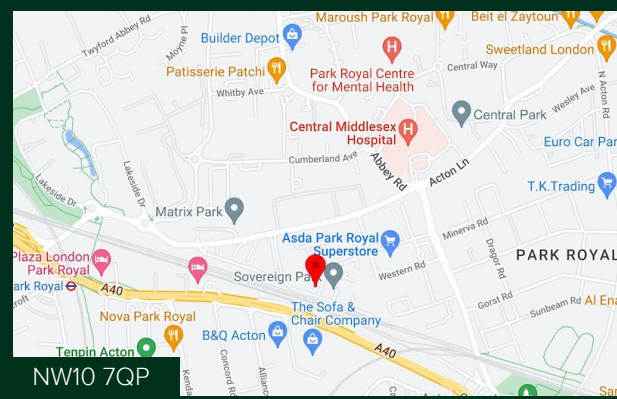
The property is located directly off Coronation Road, considered one of the main access roads in and out of Park Royal.

There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,127	197.60
Mezzanine	1,374	127.65
Total	3,501	325.25



Viewing & Further Information

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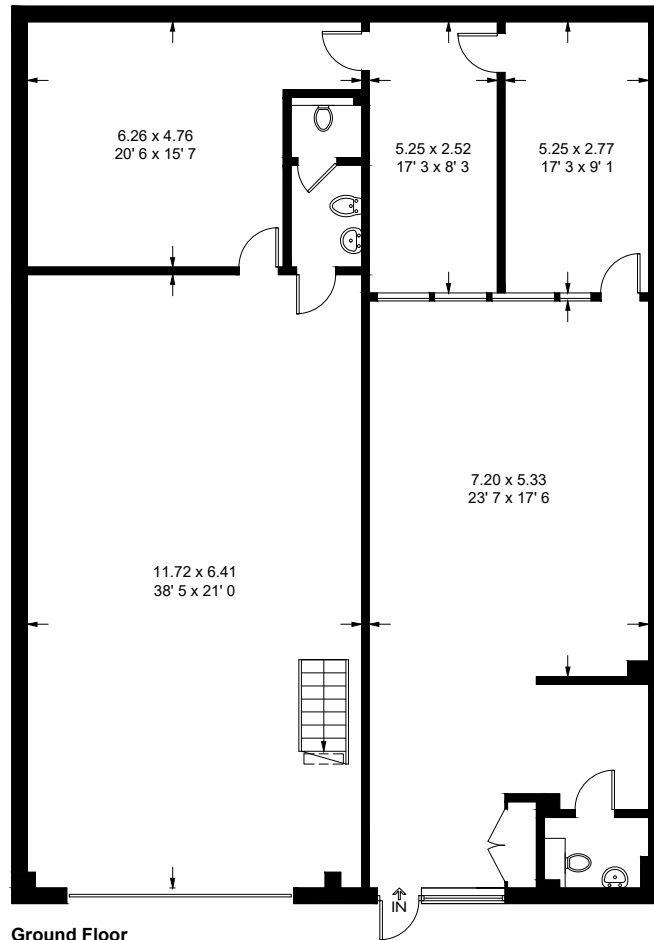
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Sovereign Park

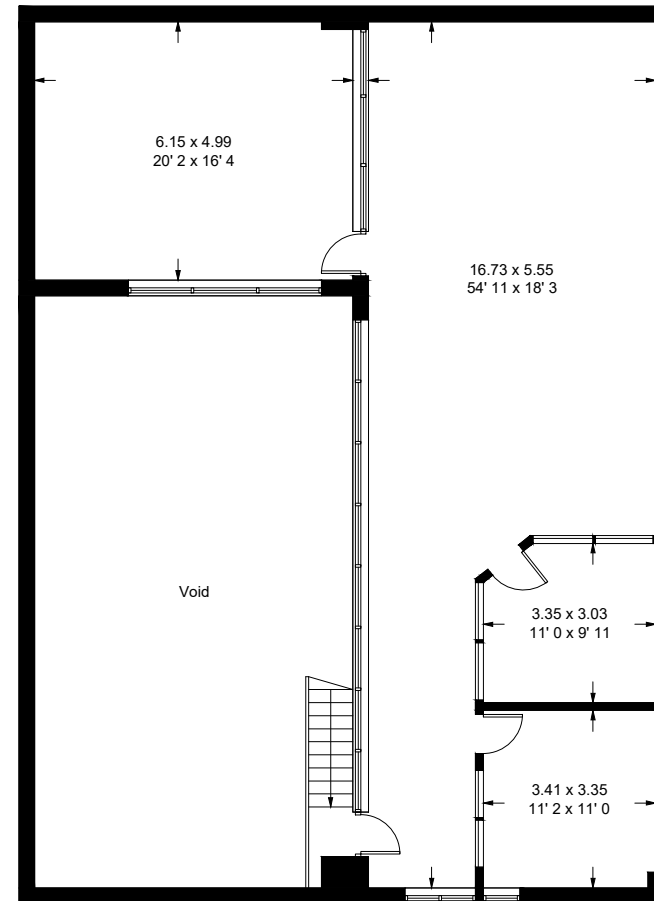
Approximate Gross Internal Area = 3501 sq ft / 325.2 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 1 sq ft / 0.1 sq m
Total = 3502 sq ft / 325.3 sq m



 = Reduced headroom below 1.5m / 5'0



Ground Floor
2128 sq ft / 197.7 sq m
(Including Reduced Headroom)



First Floor
1374 sq ft / 127.6 sq m
(Excluding Void)

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