

22 PARK ROYAL METRO CENTRE

BRITANNIA WAY, PARK ROYAL, NW10 7PA

FOREST
REAL ESTATE

TO LET / FOR SALE

2,795 SQ FT

Freehold Industrial Warehouse For Sale or To Let

Key Features

- Newly Refurbished
- 2.7m Ceiling Heights
- Gas Central Heating
- 3 Allocated Parking Spaces Plus Loading Bay
- ANPR Security Barrier in 24/7 Operation
- Double Glazed Windows
- Loading Door (8.17 ft wide x 10.24 ft high)
- LED Lighting
- Located in a Gated Estate
- Fibre Internet Line On Site

22 Park Royal Metro Centre, Britannia Way
Park Royal, NW10 7PA





Description

This mid terrace industrial unit is situated in a private gated estate and has undergone recent renovations, including the installation of wood effect flooring and LED lighting.

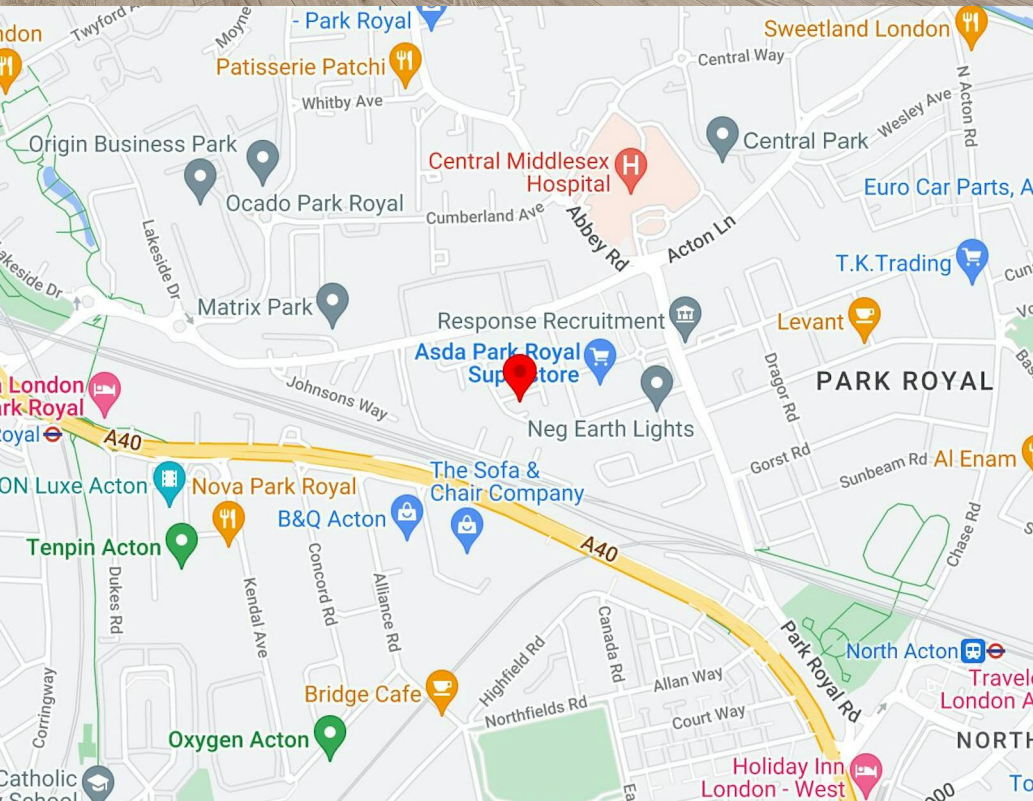
The ground floor is accessed through a pedestrian door and features a loading door (10.24ft in height and 8.17ft in width), with ceiling heights of 2.7m. On the first floor, there are three spacious partitioned offices with suspended ceilings, a newly installed fitted kitchen and WC.

Externally there are 3 allocated parking spaces directly in front of the unit, plus the loading bay.

Location

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.

There are several local bus stops on Coronation Road and this property is within a 15 minute walk of the Piccadilly Line via Park Royal underground station.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,418	131.74
1st	1,377	127.93
Total	2,795	259.67

Lease	New Lease
Rent	£48,950 per annum
Price	£925,000
Rates	£13,597.75 per annum
Service Charge	£1,332 per annum
VAT	Applicable
EPC	On application

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