

# PARK ROYAL

4 McNicol Drive, NW10 7AW



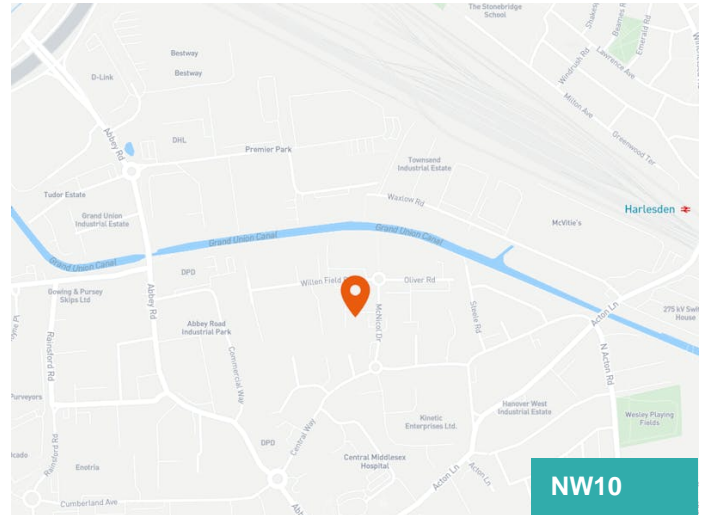
## INDUSTRIAL / WAREHOUSE TO LET

**11,180 SQ FT**

- Prime West London location within the heart of Park Royal
- 6m clear height rising to 8.7m
- Self-contained with large yard of circa 7,300 sq.ft
- Site extending to 0.51 acres
- Fitted offices
- Electric level loading door 4.5m wide by 5.1m high
- Ample car park
- Additional small loading door 2.3m wide by 2.5m high
- Mezzanine storage to be removed.

**SECURE WAREHOUSE WITH LARGE YARD AREA OF CIRCA 7,300 sq.ft**

**vailwilliams.com**



## Summary

<b>Available Size</b>	11,180 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£6.90 per sq ft Based on 2023 valuation, transitional adjustments may apply – all applicants are advised to make their own enquiries through Brent Borough Council's billing authority
<b>EPC Rating</b>	C (56)

## Description

The property consists of a detached steel portal frame warehouse, including reception area with ground and first floor offices to the front, ancillary offices/contamination areas and secure gated yard/parking area. In addition the unit provides three phase power, female/male and disabled wcs, electronically operated loading door with an additional smaller loading door to the right of the building.

## Location

Superbly situated within the heart of Park Royal with excellent access links to the West End, Central London and national motorway network.

A406 - 1 mile

A40 - 1.6 miles

Central London - 9 miles

J1 M1 - 4.7 miles

Heathrow - 13 miles

Harlesden Station (Bakerloo and overland) - 0.7 miles

## Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Availability
1st	Office	1,327	123.28	Available
Ground	Office	1,327	123.28	Available
Ground	Industrial / Warehouse	8,526	792.09	Available
<b>Total</b>		<b>11,180</b>	<b>1,038.65</b>	

## Viewings

Viewings to be arranged strictly through sole agents. Please contact us to arrange an inspection.

## Terms

Available on terms to be agreed.

## Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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