

PARK ROYAL

4 McNicol Drive, NW10 7AW



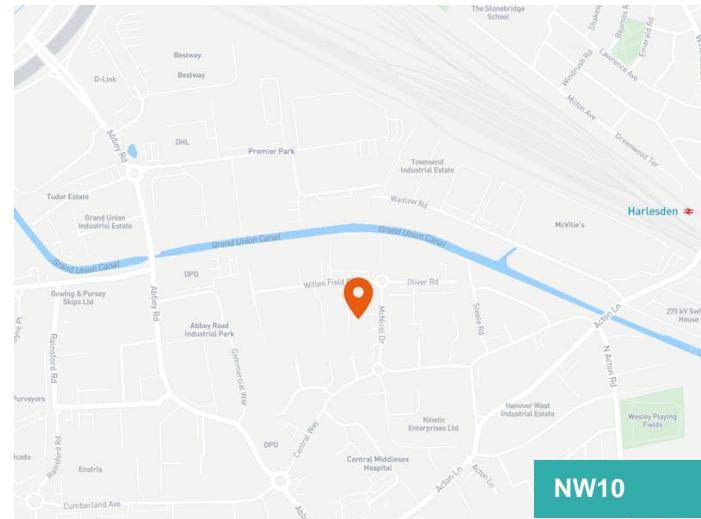
INDUSTRIAL / WAREHOUSE TO LET

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

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NW10

Summary

Available Size	11,180 sq ft
Rent	Rent on Application
Rates Payable	<p>£6.90 per sq ft</p> <p>Based on 2023 valuation, transitional adjustments may apply – all applicants are advised to make their own enquiries through Brent Borough Council's billing authority</p>
EPC Rating	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
Total		11,180	1,038.65	

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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