



# 52-56 STANDARD ROAD

PARK ROYAL, NW10 6EU

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FOREST  
REAL ESTATE



# TO LET

## 3,700 SQ FT

### Large Open Plan Warehouse To Let

#### Key Features

- CCTV
- Off Street Parking Availability
- 24/7 Access
- Concrete Flooring
- Within Walking Distance of North Acton Station
- Electric Roller Shutter
- Ceiling heights up to 6.9m
- Two WCs Plus Shower
- On-Site Cafe
- Additional Parking Available By Separate Negotiation

**Studio 16-20, 52-56 Standard Road**  
Park Royal, NW10 6EU







## Description

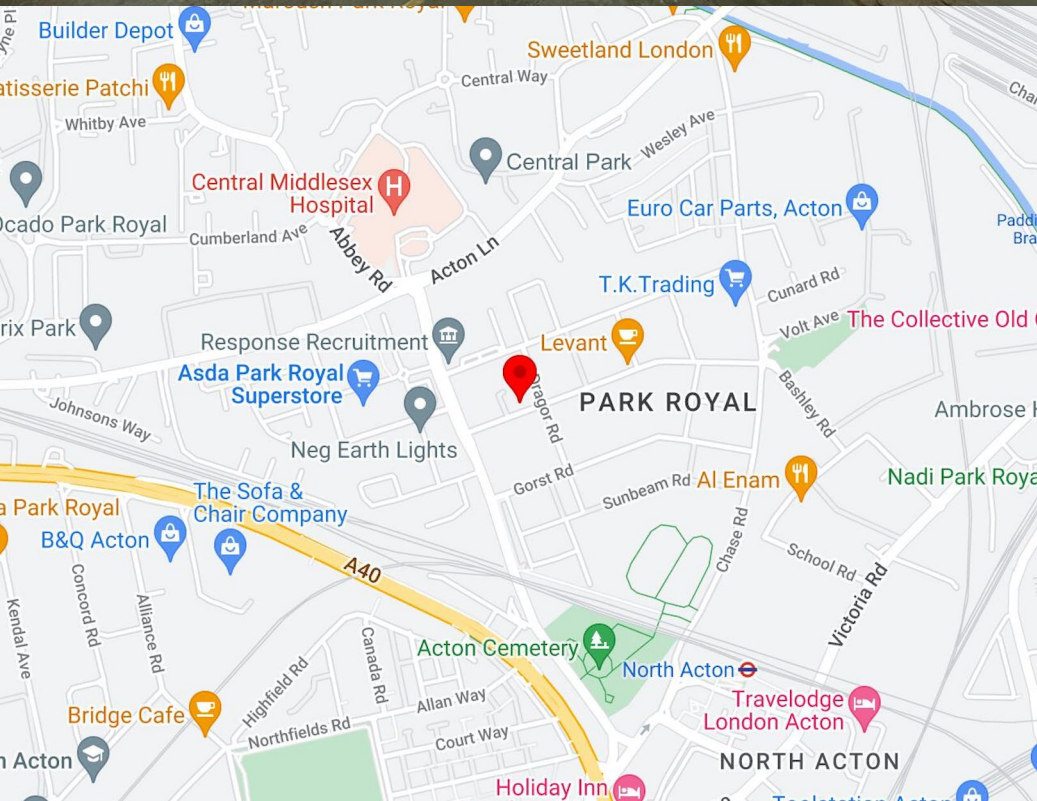
This mid terrace warehouse offers a mostly open plan setting with rear offices set over ground and mezzanine floors. Benefits include 3 phase power, an electric roller shutter (height 2.9m / width 3.9m), two WC's as well as shower and kitchenette.

The ceiling heights range between 4m - 6.9m.

## Location

The property is situated on Standard Road which is located off Park Royal Road and in close proximity to the Western Avenue (A40) which affords easy access to the West End and also to the North Circular Road (A406). North Acton Station (Central Line) is within walking distance.

Nearby amenities include Asda, Subway, McDonalds and several independent café operators.









# Availability

|                |                   |
|----------------|-------------------|
| Lease          | New Lease         |
| Rent           | £66,000 per annum |
| Rates          | £27,904 per annum |
| Service Charge | £800 per annum    |
| VAT            | Not applicable    |
| EPC            | D (90)            |

# Contact

**Cormac Sears**  
020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

**Ethan Shine**  
020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

**North London Office**  
1 Bridge Lane, London, NW11 0EA  
020 3355 1555

**Watford Office**  
1a Local Board Road, Watford, WD17 2JP  
01923 911 007

www.forestrealestate.co.uk  
info@forestrealestate.co.uk

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