

# 52-56 STANDARD ROAD

PARK ROYAL, NW10 6EU

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FOREST  
REAL ESTATE

**TO LET**

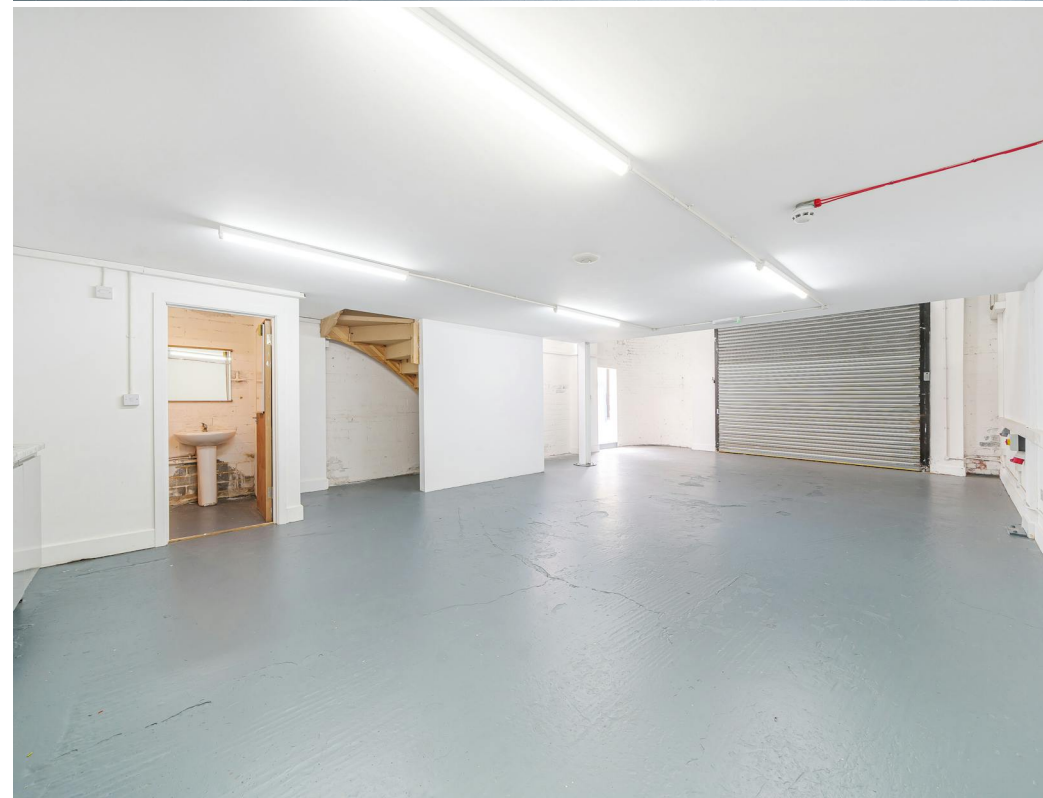
**1,135 SQ FT**

**Large Open Plan Industrial Units To Let**

## **Key Features**

- CCTV
- Concrete Flooring
- Within Walking Distance of North Acton Station
- On-Site Caretaker
- Off Street Parking Availability
- On-Site Cafe
- Additional Parking Available By Separate Negotiation
- Security Shutters

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## Description

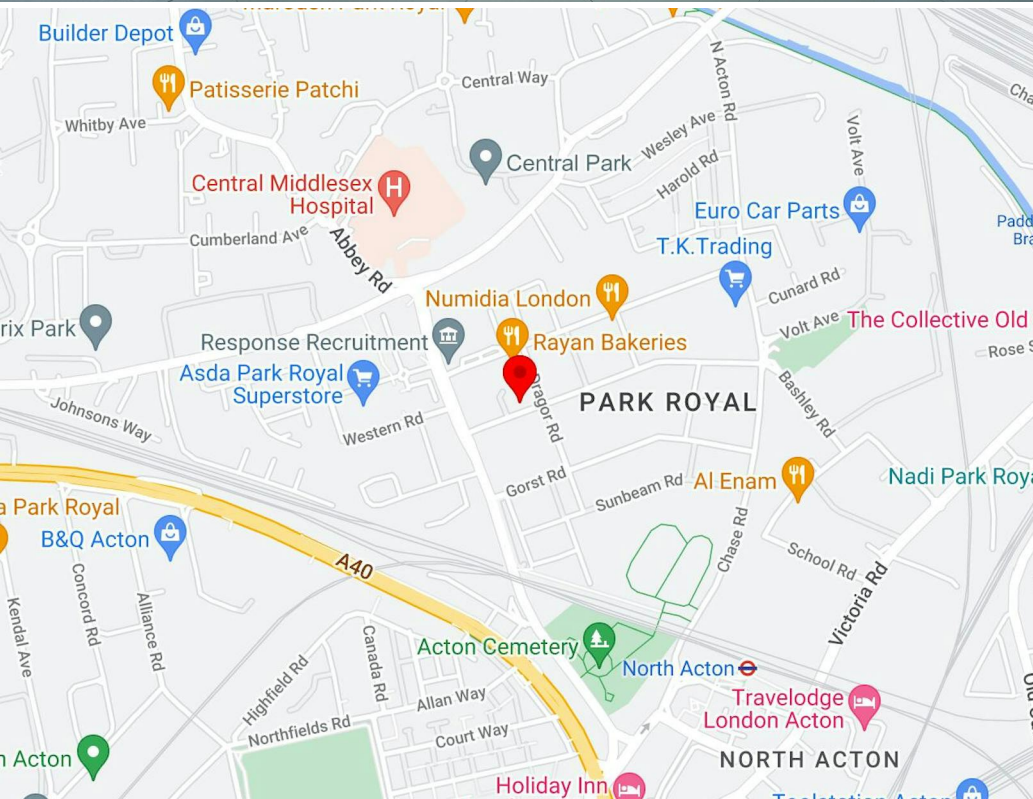
52-56 Standard Road comprises a number of industrial units of varying sizes suitable for a wide range of industrial occupiers including workshops, storage, and food production.

These units have been recently refurbished and all benefit from 3 phase electricity, onsite parking availability, and an onsite café.

## 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 36/37	1,135	105.44	£34,200 /annum	Available
Unit - 38	830	77.11	£19,800 /annum	Let
<b>Total</b>	<b>1,965</b>	<b>182.55</b>		
<b>Lease</b>	New Lease			
<b>Rent</b>	£31,212.50 per annum			
<b>Rates</b>	Tenants to make their own enquires to the London Borough of Ealing.			
<b>Service Charge</b>	£3,300 per annum			
<b>VAT</b>	Not applicable			
<b>EPC</b>	C (66)			

# Contact

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