

# THE HUB @55

55 GORST ROAD, PARK ROYAL, NW10 6LS

---

FOREST  
REAL ESTATE



# TO LET

## 6,345 SQ FT

### Gated Estate Suitable For R&D Occupiers - Newly Built, High Specification Warehouse With Ample Storage & Office Space

#### Key Features

- Constructed In 2019
- 9.3m Ceiling Height
- Electric Heating
- LED Lighting
- First Floor Storage Or Office Accommodation
- Translucent Roof Panels
- Secure Gated Estate
- Electric Loading Door
- Allocated Parking
- Double Glazed
- End of Terrace
- Direct Access to A40 Western Ave

**Unit 1, The Hub @55, 55 Gorst Road**  
Park Royal, NW10 6LS







## Description

This modern steel portal frame unit is privately located within a securely gated contemporary grounds.

The ground floor features an open-plan warehouse, with additional first-floor and mezzanine spaces suitable for storage or office use. With full ceiling heights of 9.3m, the unit boasts concrete flooring on the ground floor, with LED lighting throughout as well as double glazed windows, and electric powered heating.

Access to the unit is provided by full-height loading doors, serviced by dedicated loading bays.

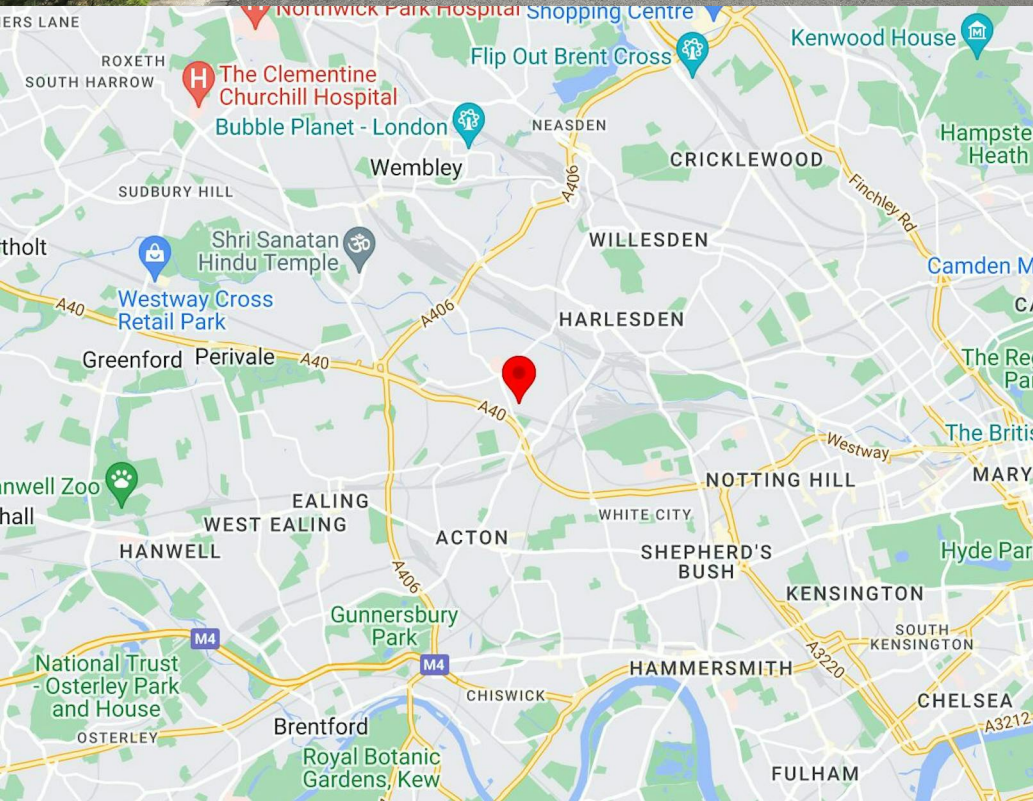
Allocated parking is available on the estate.

## Location

The Hub @55 is situated on Gorst Road which is accessed via Park Royal Road, in close proximity to North Acton tube station (Central Line).

Gorst Road is located a short distance from the A40, which affords easy access to the West End and also to the The North Circular Road (A406) via Hanger Lane.

Park Royal itself has long been established as one of the major industrial centres in the London area.





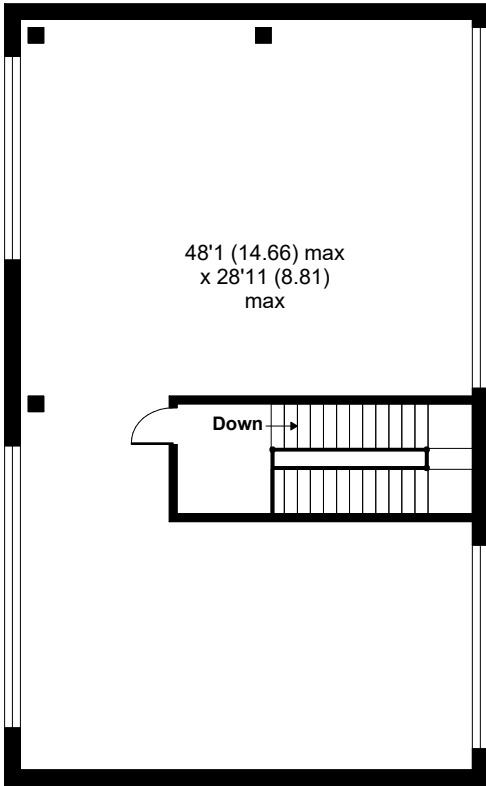
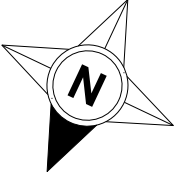




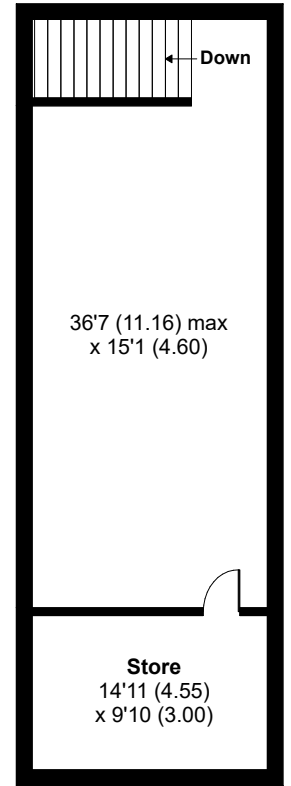
# Gorst Road, NW10

Approximate Area = 6345 sq ft / 589.4 sq m

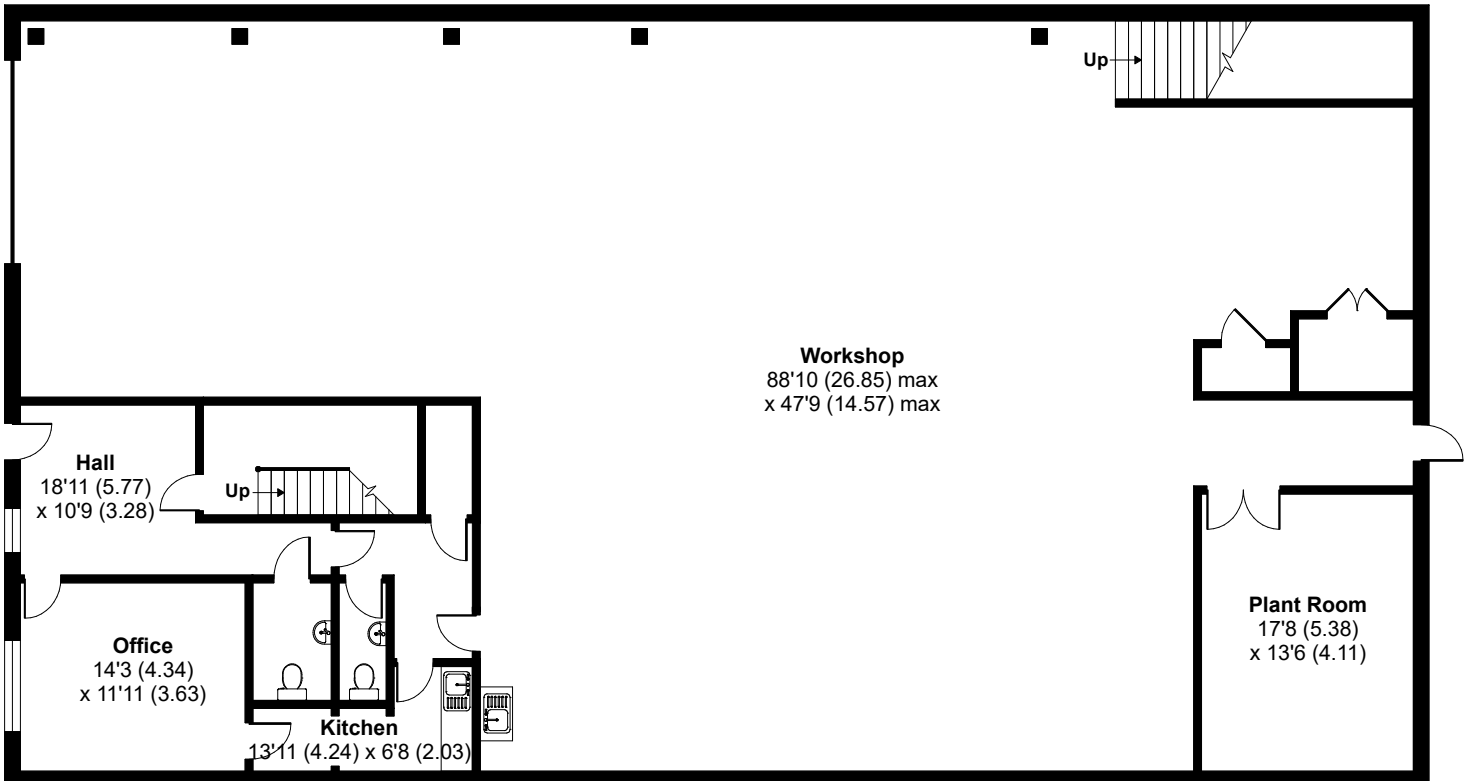
For identification only - Not to scale



FIRST FLOOR



Mezzanine



GROUND FLOOR



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,305	399.95
1st	1,390	129.14
Mezzanine	650	60.39
<b>Total</b>	<b>6,345</b>	<b>589.48</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£139,590 per annum	
<b>Rates</b>	£18,213.50 per annum	
<b>Service Charge</b>	£5,000 per annum	
<b>VAT</b>	Applicable	
<b>EPC</b>	B (26)	

# Contact

## Ethan Shine

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

## Cormac Sears

020 3355 1555 | 07788 235 185  
cormac@forestrealestate.co.uk

## North West London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

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

## East London Office

18a Victoria Park Square, London, E2 9PB  
020 3370 4470

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Unit 1, The Hub @55, 55 Gorst Road**  
Park Royal, NW10 6LS

**F O R E S T**  
REAL ESTATE