

Unit 23
Sovereign Park
Coronation Rd
Park Royal
London
NW10 7QP



WAREHOUSE / INDUSTRIAL UNIT

FOR SALE

3,845 sq ft (357 sq m) *Mezzanine – 3,845 sq ft*

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

The property is located within Sovereign Park off Coronation Road in the heart of Park Royal Industrial Estate. The A40 Western Avenue can be accessed from Coronation Road adjacent to the First Central office development and provides access to Central London to the east and the M40 and M25 motorways to the west. In addition, the A406 North Circular Road is accessible via the A40 or via Coronation/Abbey Road and leads to the M1.

The premises benefit from good public transport links with several local bus routes operating along Coronation Road and Park Royal Road. Park Royal London Underground Station (Piccadilly Line) and North Acton (Central Line) are within a 20-minute walk of the premises providing good access into Central London.

Floor Area - GIA

Unit 23	Sq ft	Sq m
Ground Floor – Warehouse	3,845	357
Mezzanine – Offices	3,845	357
TOTAL	7,690	714

Legal Costs

Each party is to bear their own legal costs.

Description

The property comprises an industrial / warehouse unit of steel portal frame construction with blockwork walls and profile metal cladding. The full height of the unit is 5.65m to the eaves, whilst the height to the underside of the first-floor mezzanine is 2.293m. Access to the property is via a manual full height up and over shutter door (height 4.8m and width 4.3m) or separate staff entrance. The ground floor space benefits from W.C. facilities, strip lighting, 3 phase power and CCTV.

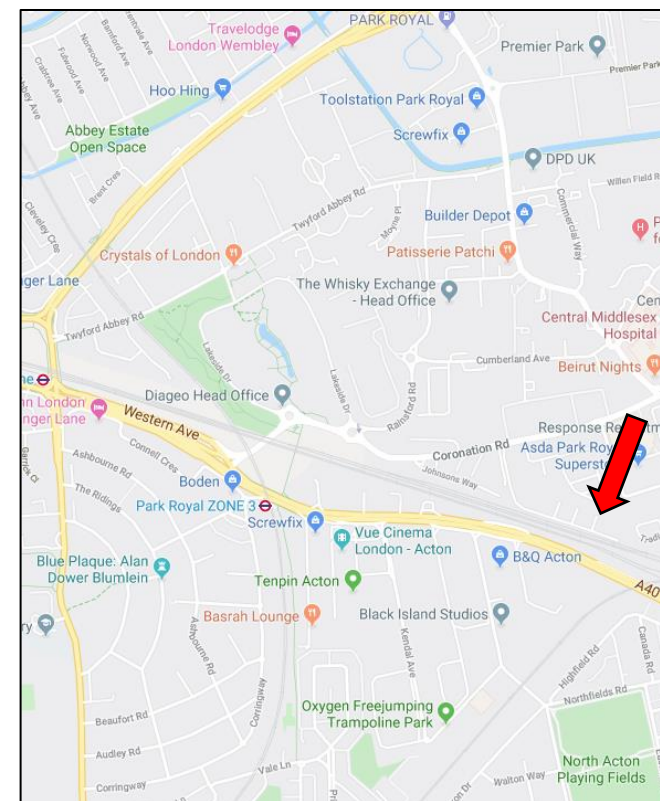
The full first floor mezzanine is fitted out as partitioned offices / meeting rooms with suspended ceilings, recessed lighting, kitchenette and carpet throughout. Externally there is a loading yard and 3 car parking spaces.

Terms

The Freehold interest is available at **£1,179,600 plus VAT** if payable.

Rates

We understand from the London Borough of Ealing that the rateable value for Unit 23 is **£64,000**. The rates payable for 2019/20 equate to **£32,256**.



@GoogleMaps

Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property October 2019.

Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

David Theobald:
Davidt@grantmillswood.com

George Williams:
Georgew@grantmillswood.com



www.grantmillswood.com
020 7629 8501

