



FOR SALE

62/64 Sunbeam Road, NW10 6JQ

62/64 Sunbeam Road, Park Royal, London, UK NW10 6JQ

Warehouse Building in the Heart of Park Royal

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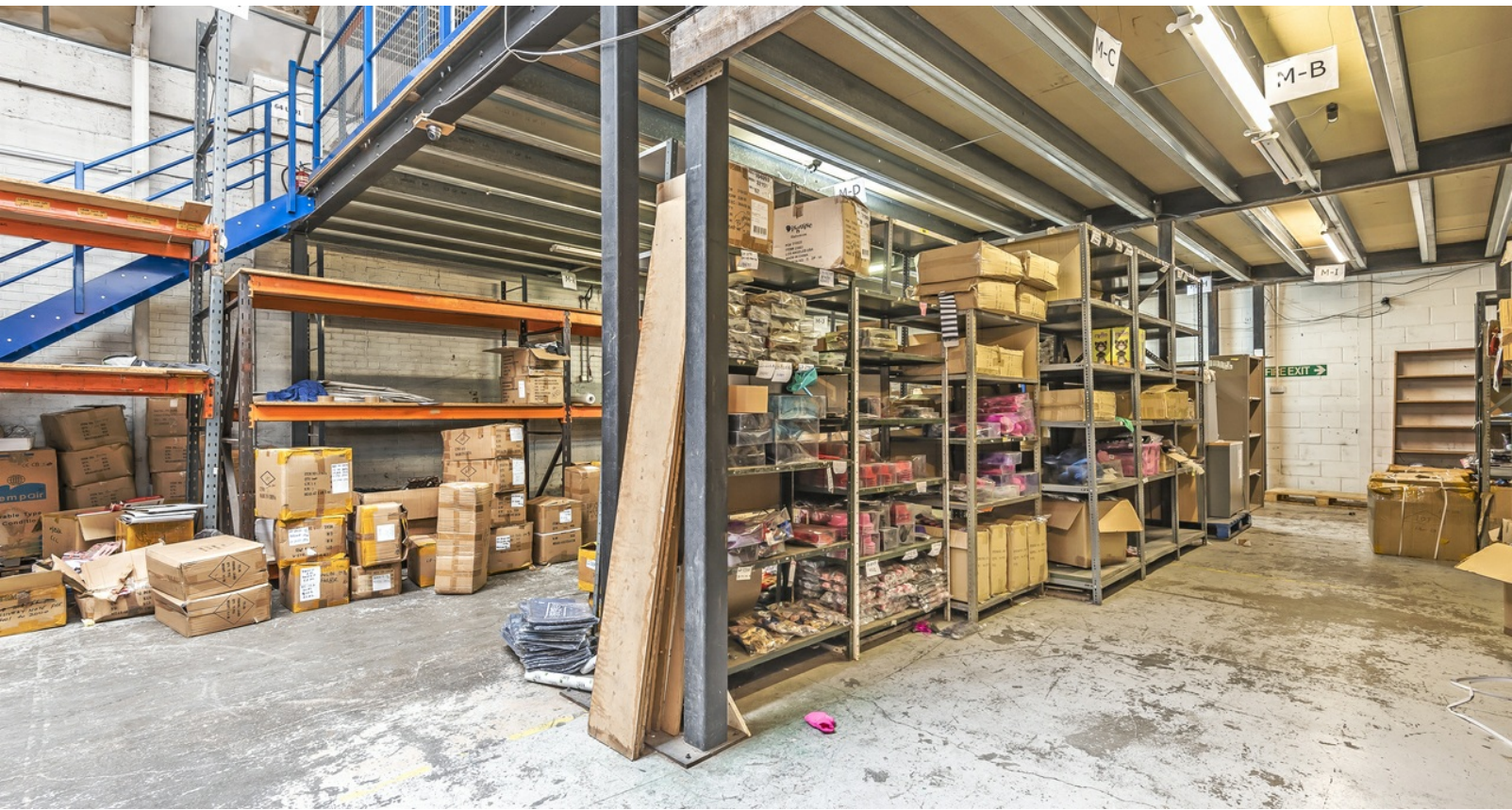
The premises comprise of two inter-communicating end of terrace buildings situated on a corner location with Cullen Road. Their are two separate mezzanine floors in each property and the building benefits from 3 Phase Power, concrete floor, two loading doors and toilet facilities.

The building will be sold with full vacant possession and could suit investors or owner occupiers.

Price	£1,200,000
Building type	Industrial
Est. rates payable	£13,503 per annum
Rates detail	Purchasers are advised to check this figure with the London Borough of Ealing.
VAT	No VAT is payable on the sale price.
Tenure	Freehold
EPC category	D
Size	6,325 Sq ft
Planning class	B8

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/41777-62-64-sunbeam-road-nw10-6jq-62-64-sunbeam-road>



Two inter-connecting buildings

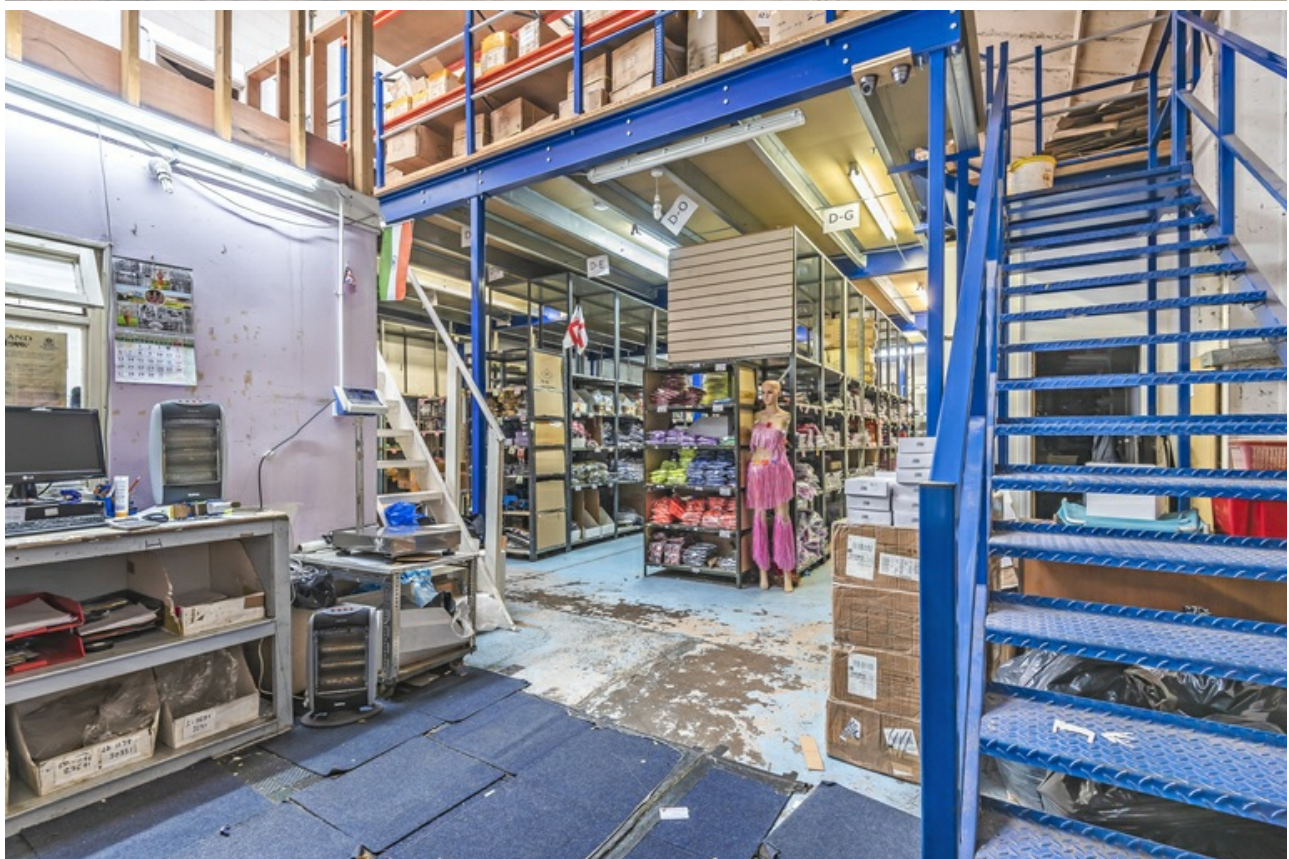
End of Terrace corner buildings

Two mezzanine floors

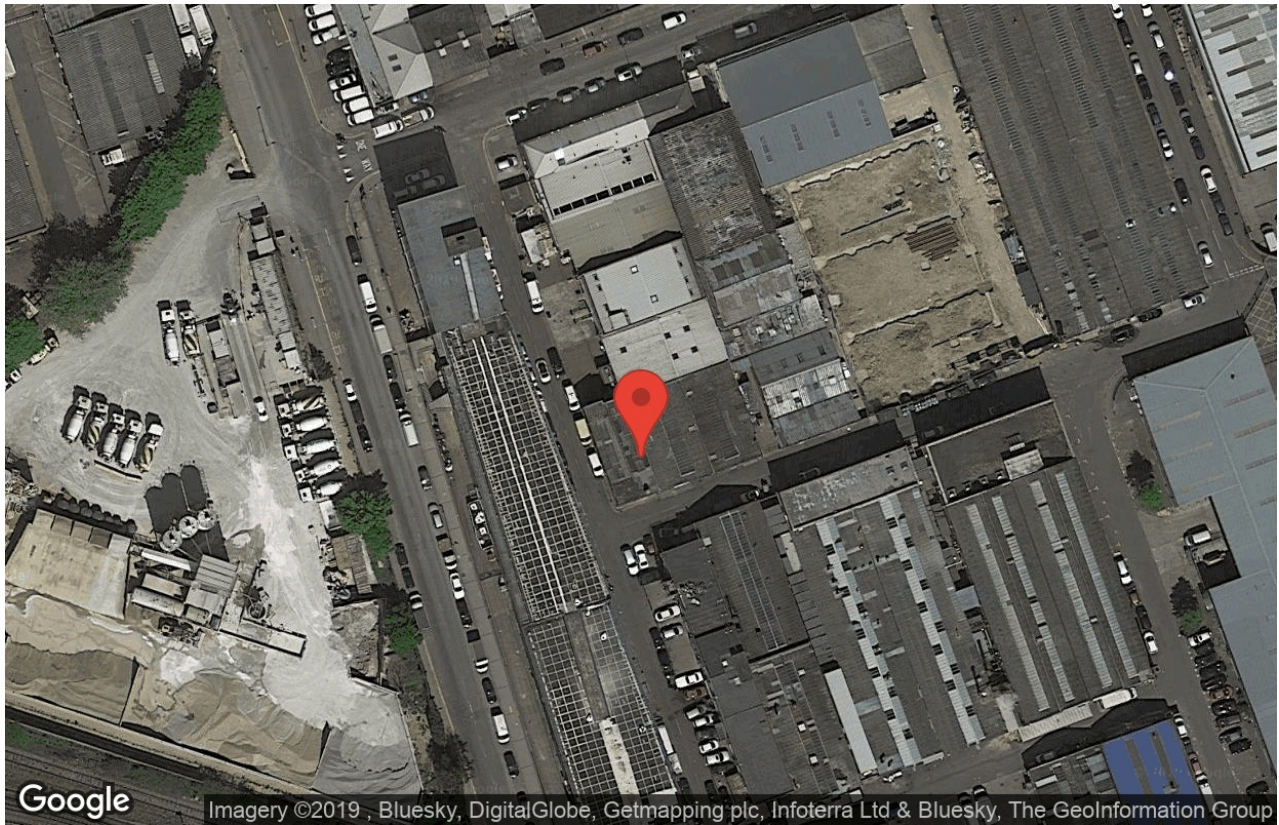
To be sold with Full Vacant Possession

3 Phase Power Supply

Park Royal location



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Data provided by Google

Units & availability





Unit	Floor	Size sq ft	Notes
62 Sunbeam Road	ground floor	1,704 GIA	
62 Sunbeam Road	mezzanine	1,456	62 Sunbeam Road Total Size: 3,160 sqft
64 Sunbeam Road	ground floor	1,888 GIA	
64 Sunbeam Road	mezzanine	1,277	64 Sunbeam Road Total Size: 3,165 sqft
Total		6,325	

Location overview	The premises are situated at the western end of Sunbeam Road on the corner with Cullen Way located in the heart of the Park Royal Industrial Estate.
Airports	London Heathrow 9.1m, London City 13.9m, London Luton 24.5m
National rail	Acton Main Line 0.6m, Harlesden 0.8m, Willesden Junction 1.0m
Tube	North Acton 0.3m, Acton 0.6m, Harlesden 0.8m
Viewings	Strictly by appointment with Vendors Sole Agents: Dutch & Dutch (020) 7794 7788
Legal costs	Each side to be responsible for their own legal costs on a sale

Notes:



☎ 020 7794 7788
✉ info@dutchanddutch.com

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Quote reference: 62/64 Sunbeam Road

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.