

**Mileway**

21 Park Royal Road, London, NW10 7LQ

NORTH WEST LONDON

# Park Royal Works

**Available To Let**

Flexible light industrial /  
workshop / studio units  
129 - 8,000 sq ft

Logistics real estate urbanised

[mileway.com](https://mileway.com)



# Park Royal Works

Available To Let  
High-quality light industrial / workshop / studio units  
129 - 8,000 sq ft

Park Royal Works offers a range of mixed-use commercial space in a prime North West London location close to the A40, North Acton and Park Royal underground stations.

Each occupier will benefit from bright accommodation with high ceilings, excellent natural light and comfort cooling. There is a dedicated building manager for face-to face support, a friendly on-site cafe and convenient allocated parking.

- Park Royal is one of the UK's most established industrial areas and home to over 1,700 businesses
- 67% of the population is of working age
- It is home to global brands such as Diageo, Sky, Disney, Cisco, SEGRO, Coca-Cola and British Airways. A wide range of sectors have a dynamic presence in the area, including creative, biopharma and food & drink



CCTV



Loading bay



Good natural light



Goods lift



Self contained



On-site cafe



External storage space



On site parking



Available for immediate occupation



Close to Park Royal & North Acton Tube



Extensively refurbished

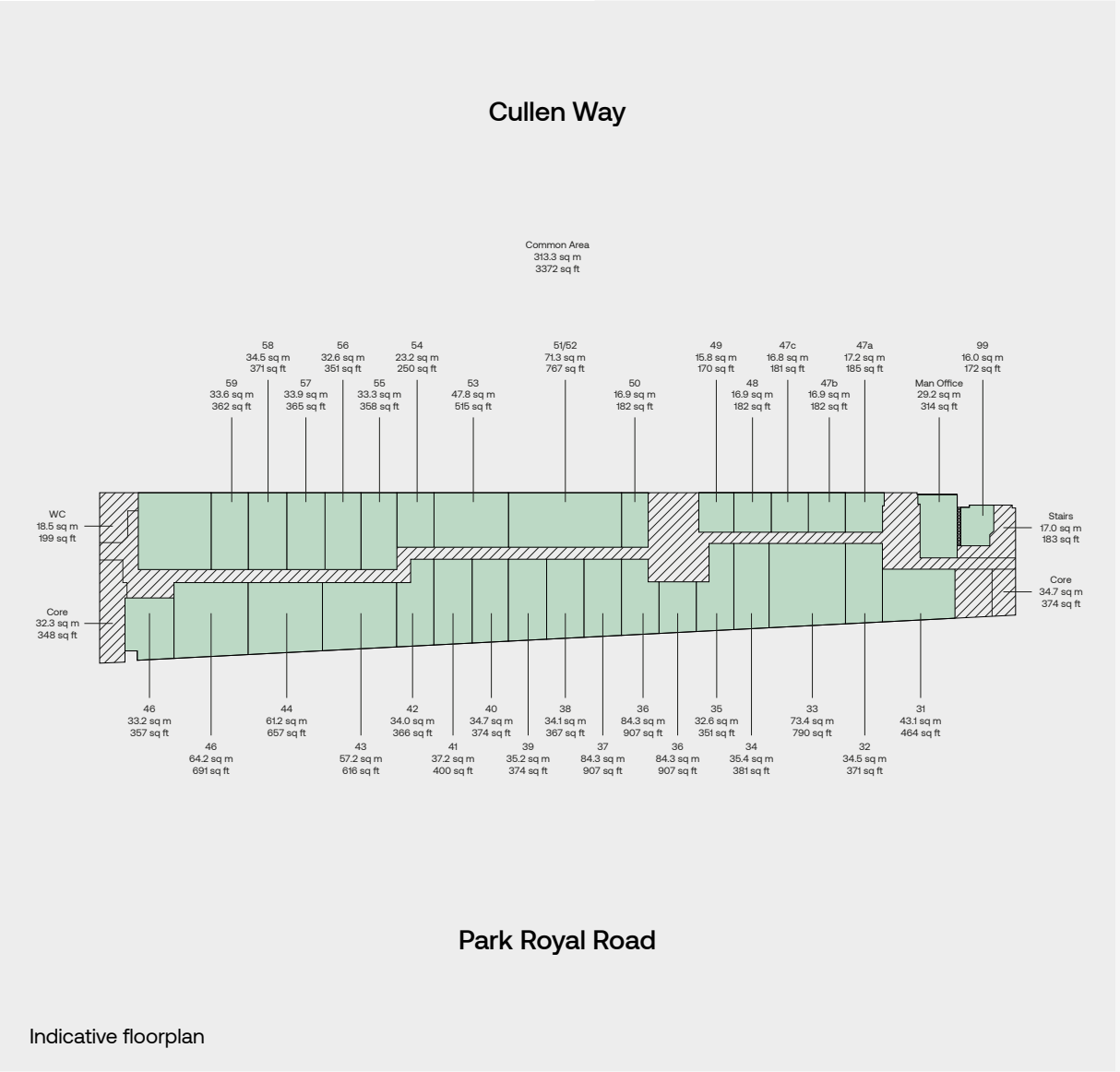


Secure 24-hour access



Site manager

## Siteplan



## Accommodation



Situated within a self contained building, Park Royal works offers flexible workshop, studio and light industrial space suitable for a range of business uses. Formerly a cosmetics factory, it has been comprehensively refurbished to provide a variety of unit sizes arranged over three floors.

## Key Features

- Suitable for a range of uses
- Fully refurbished
- EPC on application
- WCs to each floor
- LED lighting
- High ceilings
- On-site management
- Three-phase power supply



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## Terms

Leases are available for a termly arrangement. Rents and services charges on application plus VAT.

## Viewing / Further Information



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## Location

Located on Park Royal Road, it offers occupiers exceptional road and rail links to Central London and the rest of the UK.



### By Rail

North Acton and Park Royal Underground stations offer fast and frequent services in and out of Central London  
North Acton 0.5 miles  
9 minutes walk from Park Royal Works  
Park Royal 1.1 miles  
23 minutes walk from Park Royal Works



### By Road

Less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25  
A40 0.6 miles  
4 minutes drive from Park Royal Works  
A406 1.3 miles  
5 minutes drive from Park Royal Works



### By Bus

Located opposite Gorst Road bus stop within a 2 minute walk



### By Air

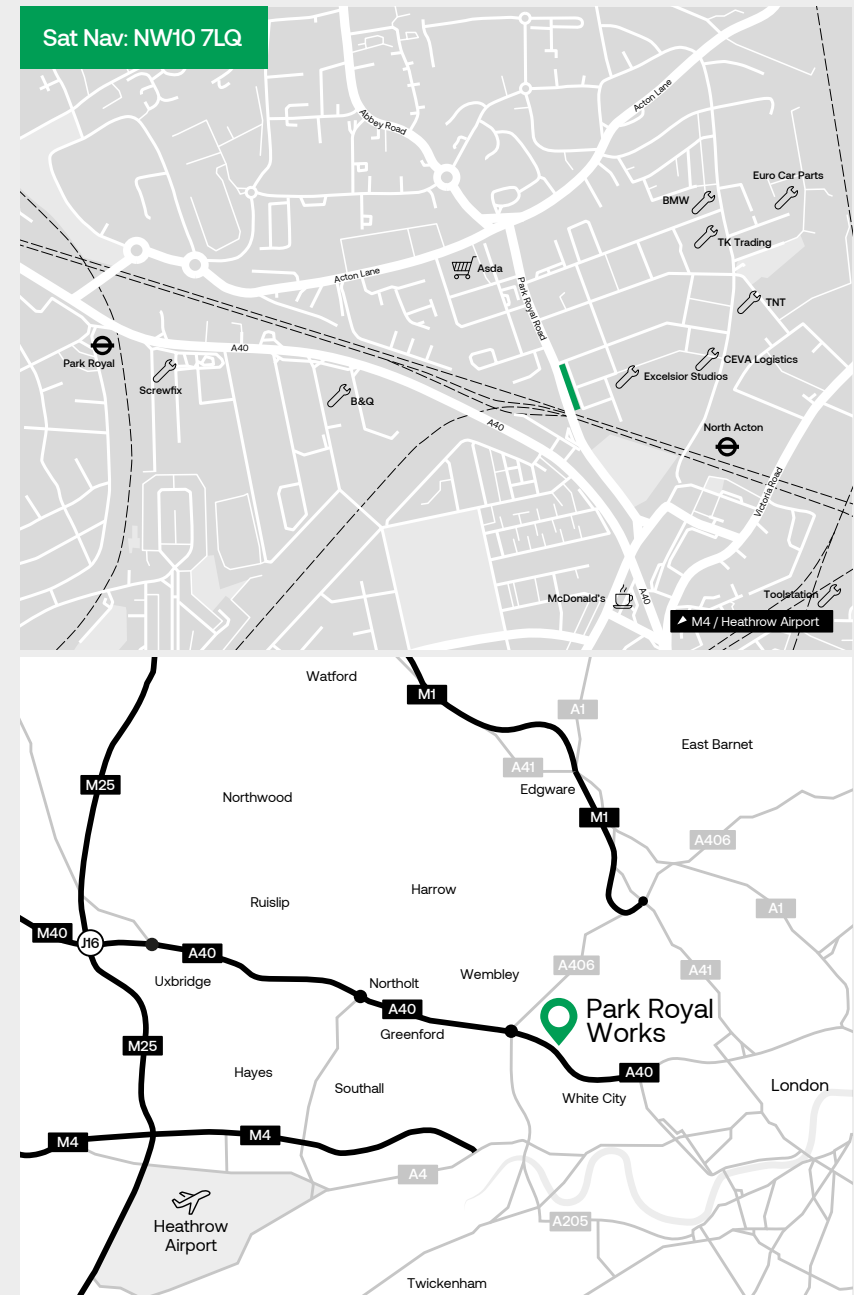
London Heathrow Airport Over 180 destinations worldwide, with the cargo terminal handling almost 70% of UK air-cargo trade  
12.3 miles  
25 minutes drive from Park Royal Works

## Mileway

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