

# Bank Studios

Park Royal Road,  
London, NW10 7LQ

Self contained high-quality  
office space | 130 sq ft - 763 sq ft





## Self contained high-quality office space

Bank Studios offers a range of high-quality business 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.

# Self contained high-quality office space

Home to over 2,000 businesses from SMEs to global brands. **Bank Studios** is a premier commercial hub for a variety of sectors, particularly the creative, digital and biotech industries. With over 45% of workforce educated to Level 3 or above – higher than the national average.\*

\*data collated from West London Alliance



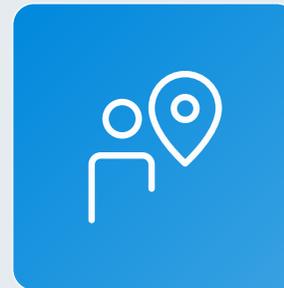
Close to Park Royal & North Acton underground



Secure 24-hour access



On-site parking



Site manager



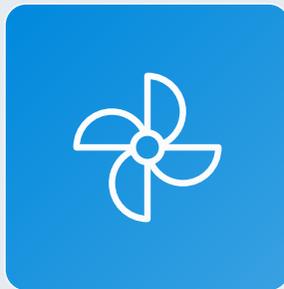
Suite intercom system and CCTV throughout



Shower facilities



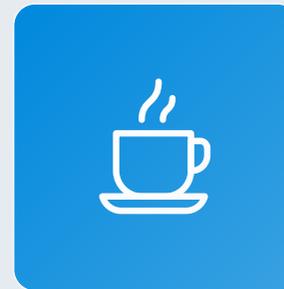
Good natural light



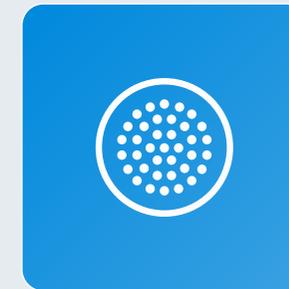
Comfort cooling



Self contained



On-site cafe



Suspended and LED lighting



Units available furnished and unfurnished

# Site plan & accommodation

## Bank Studios Unit Size (sqft) Rent PCM (excluding VAT)

Small 133 from £385

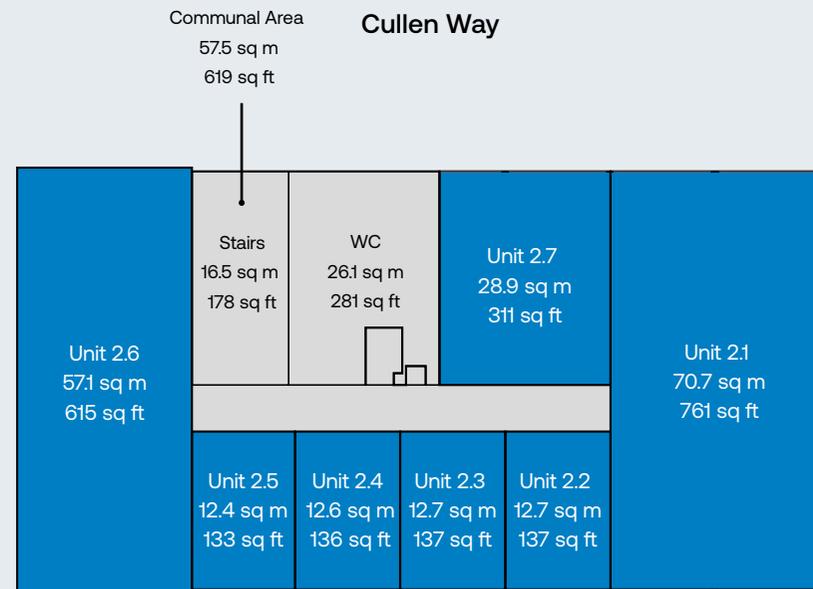
Medium 283 – 384 from £820

Large 761 from £2,200

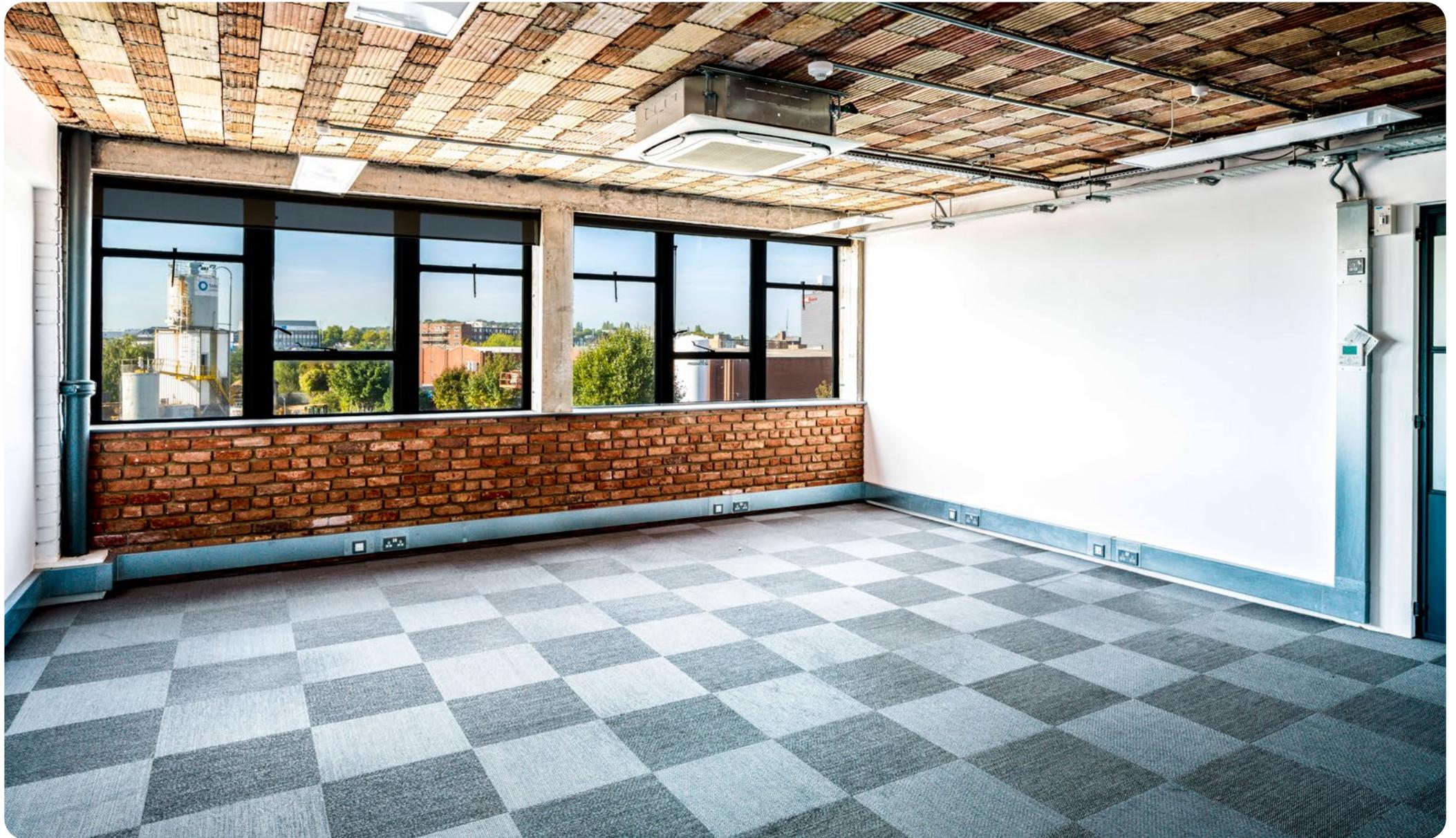
Prices include rent and service charge, VAT exclusive.

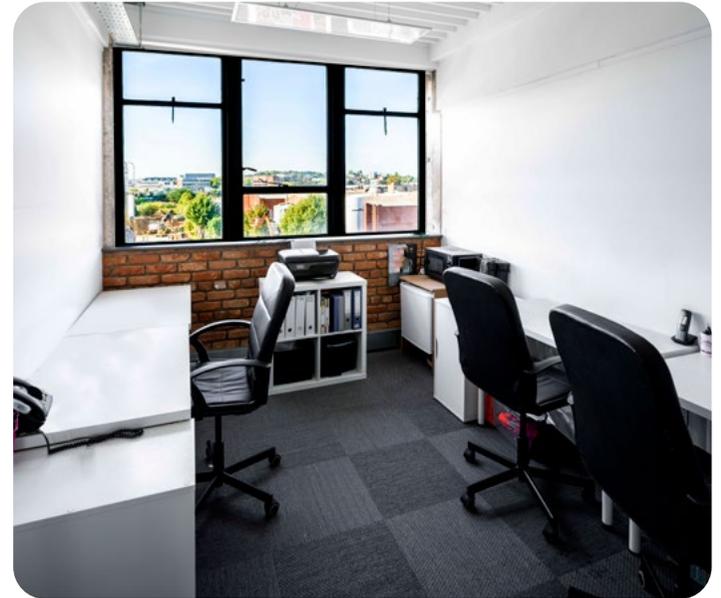
Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Rent is payable on a monthly basis.

## Indicative Second Floor Plan



Park Royal Road





# 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  
Park Royal 1.1 miles, 23 minutes walk



## By Bus

Located opposite Gorst Road bus stop within a 2 minute walk



## 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.

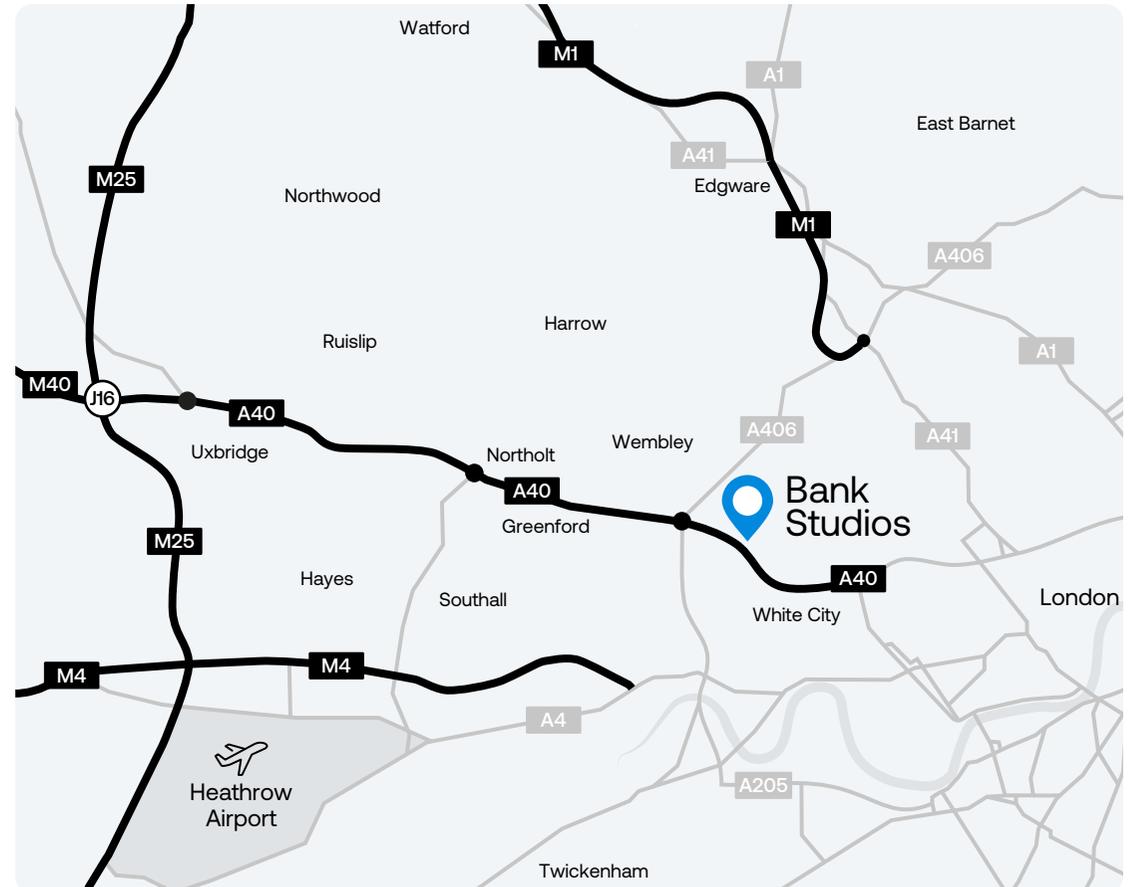
A40 0.6 miles, 4 minutes drive  
A406 1.3 miles, 5 minutes drive



## 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



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Available to let | 130 sq ft to 763 sq ft

Book a viewing

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## Further information:

### EPC

The certificate and recommendation report is available upon request.

### VAT

VAT will be payable where applicable.

### Terms

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

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