Mileway

LastMileFirst | mileway.com

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



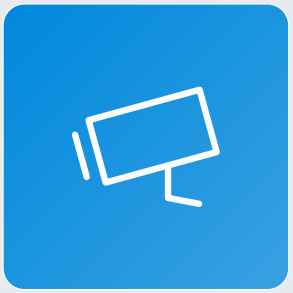
Secure 24-hour access



On-site parking



Site manager



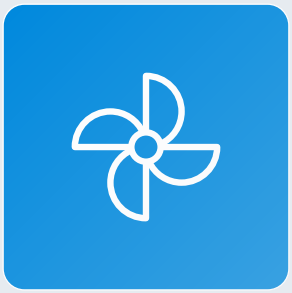
Suite intercom system and CCTV throughout



Shower facilities



Good natural light



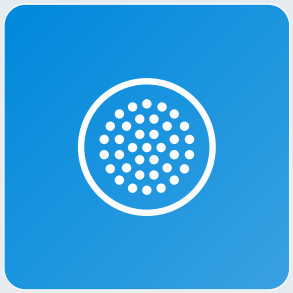
Comfort cooling



Self contained



On-site cafe



Suspended and LED lighting



Units avaiable furnished and unfurnished

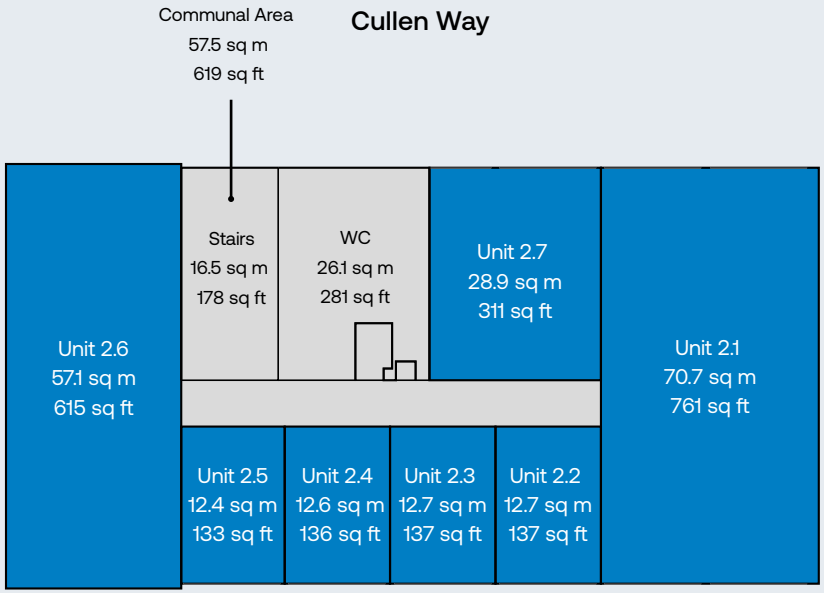
Site plan & accommodation

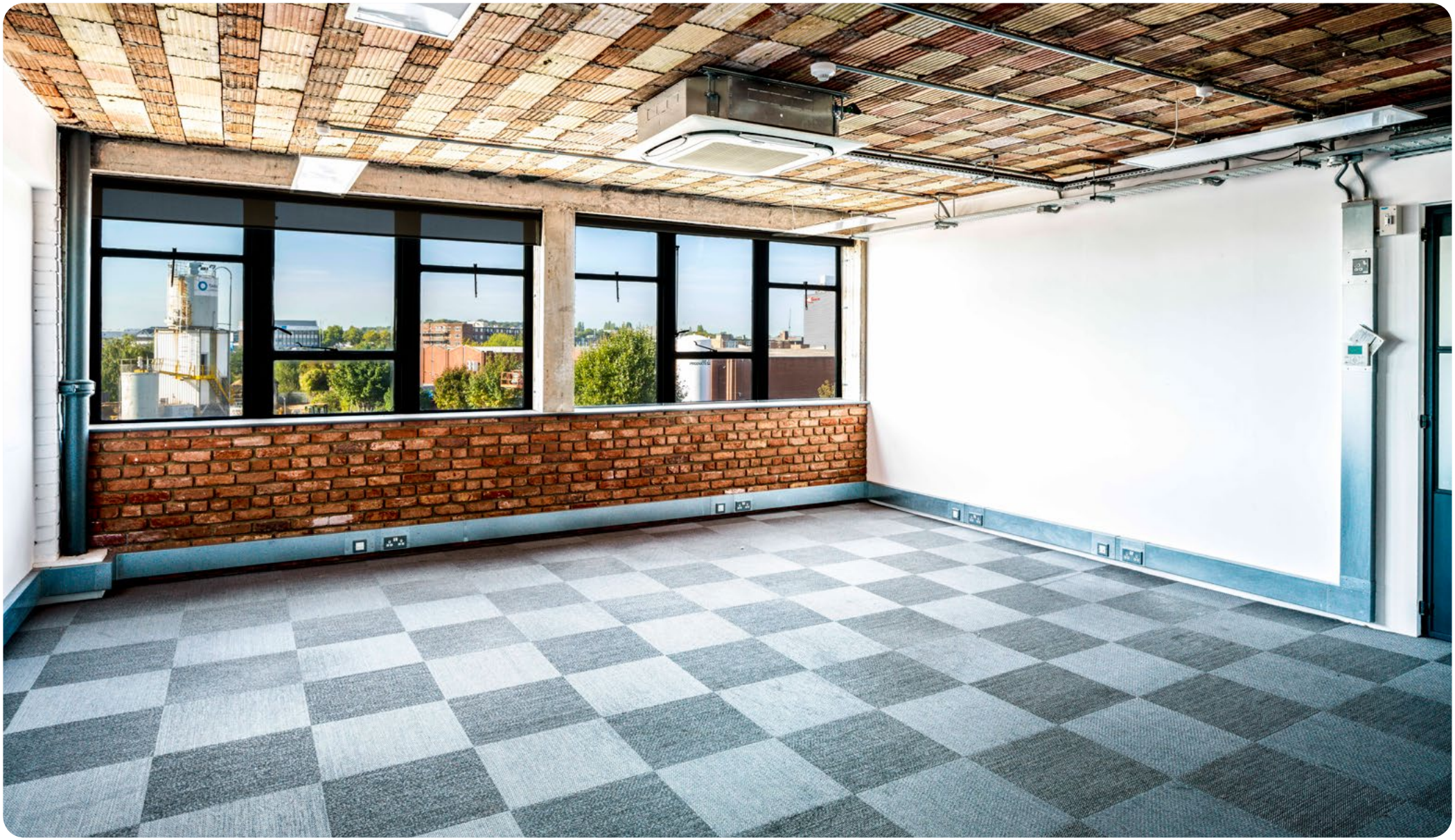
Bank Studios	Unit Size (sqft)	Rent PCM (excluding VAT)
Small	133	from £385
Medium	283 – 384	from £820
Large	761	from £2,200

Prices include rent and service charge, VAT exclusive.

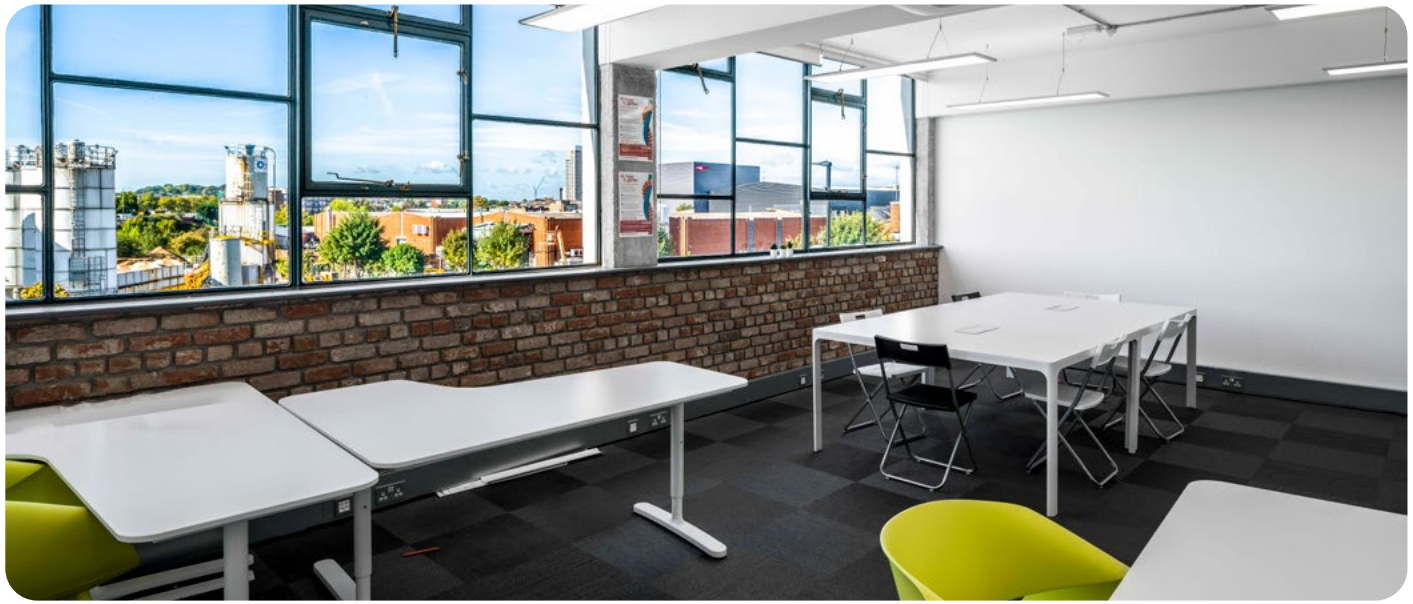
Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Rent is payable on a monthly basis.

Indicative Second Floor Plan













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

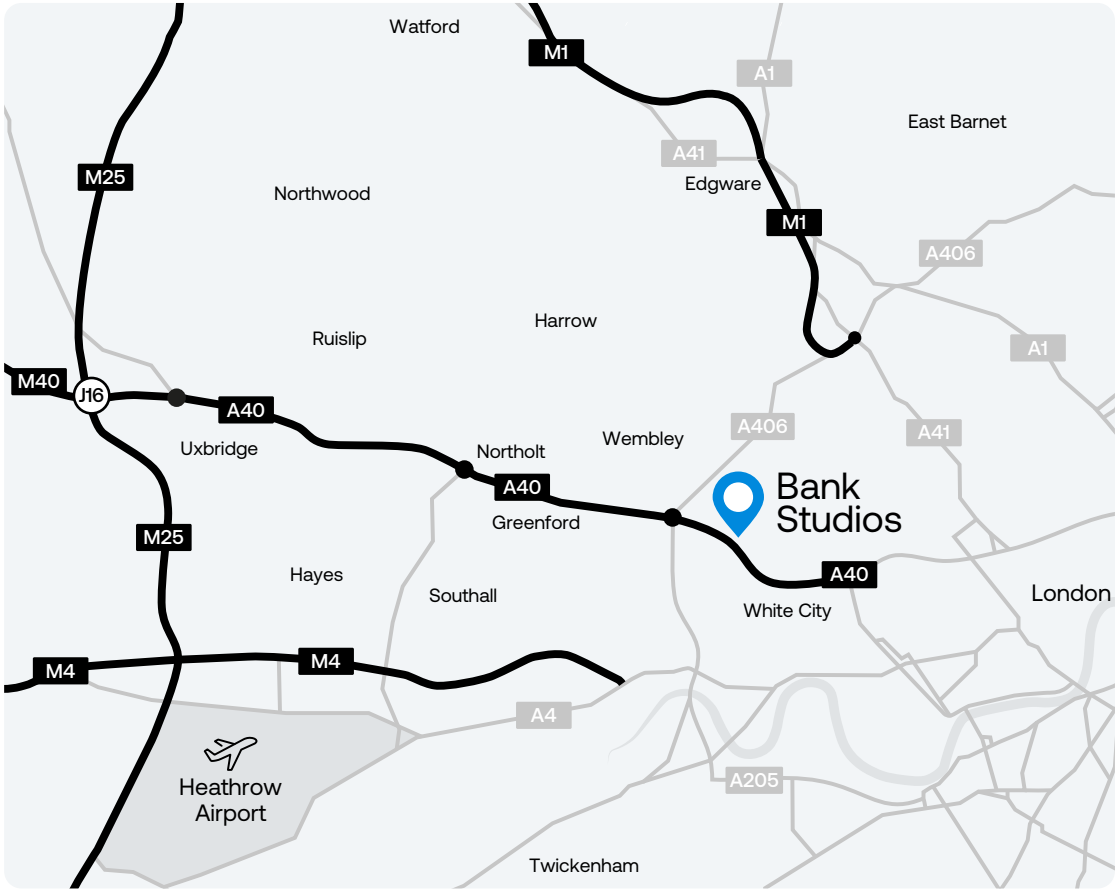
By Road
Less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25.

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

By 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



Bank Studios

Park Royal Road, London, NW10 7LQ
self contained high-quality office space
Available to let | 130 sq ft to 763 sq ft

Book a viewing

Mileway

Peter Cole
Southeast@mileway.com
0204 525 0555

LEVY REAL ESTATE

Rob Watts
rob.watts@levyrealestate.co.uk
+44 (0) 7506 441 644

Henry Newland
henry.newland@levyrealestate.co.uk
+44 (0) 7443 530 151

DB DohertyBaines

Tom Hill
thill@dohertybaines.com
+44 (0) 7891 314 235

Philip Papenfus
ppapenfus@dohertybaines.com
+44 (0) 7855 773 205

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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.