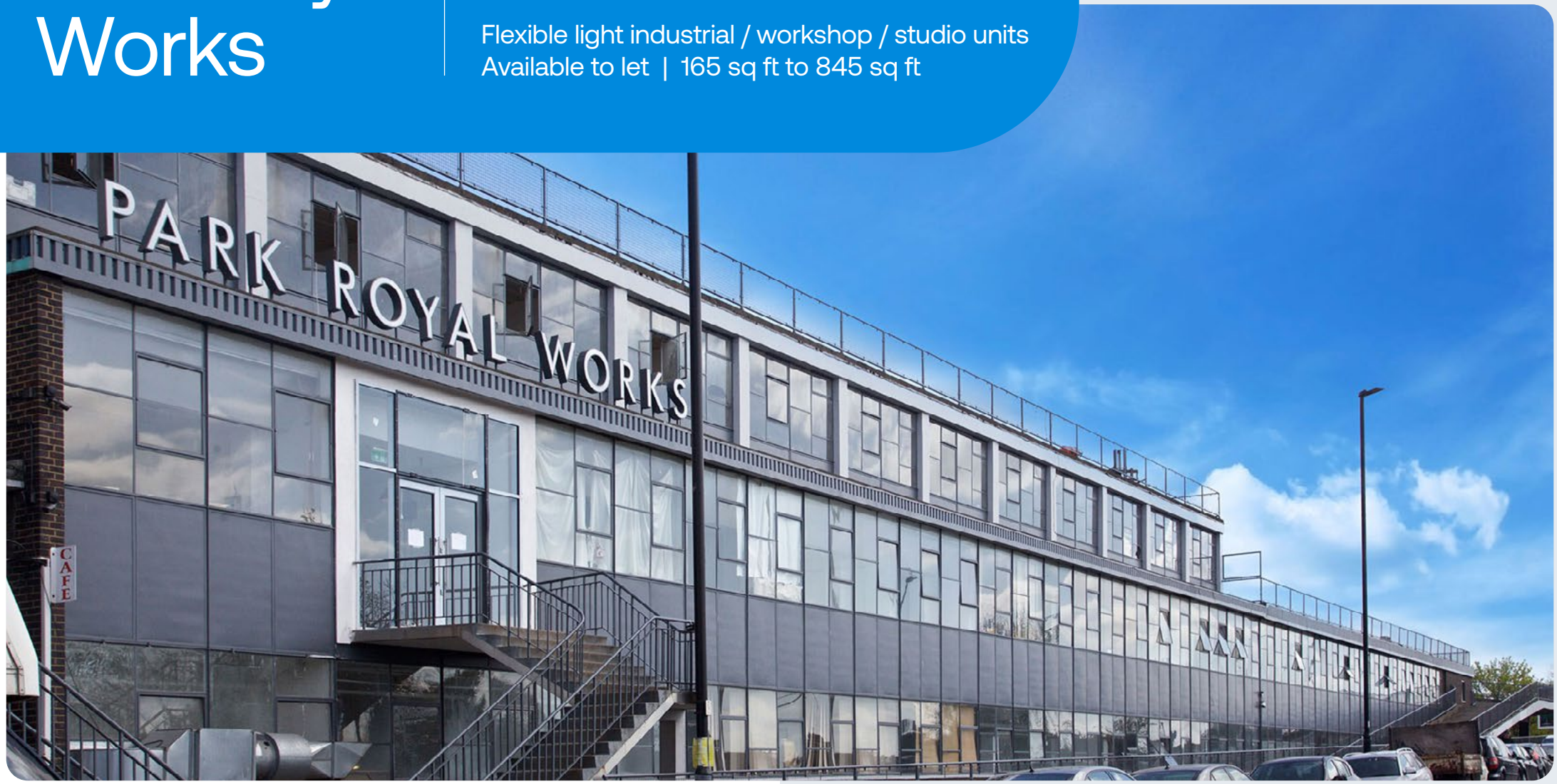
Mileway

LastMileFirst | mileway.com

Park Royal Works

Park Royal Road,
London, NW10 7LQ

Flexible light industrial / workshop / studio units
Available to let | 165 sq ft to 845 sq ft





Refurbished and flexible space

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.

Light Industrial / workshop / studio

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.



Available for immediate occupation



Close to Park Royal & North Acton tube



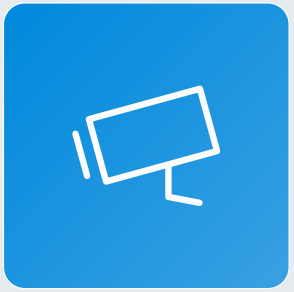
Extensively refurbished



Secure 24-hour access



Site manager



CCTV



Loading bay



Good natural light



Goods lift



Self contained



On site cafe



On site parking

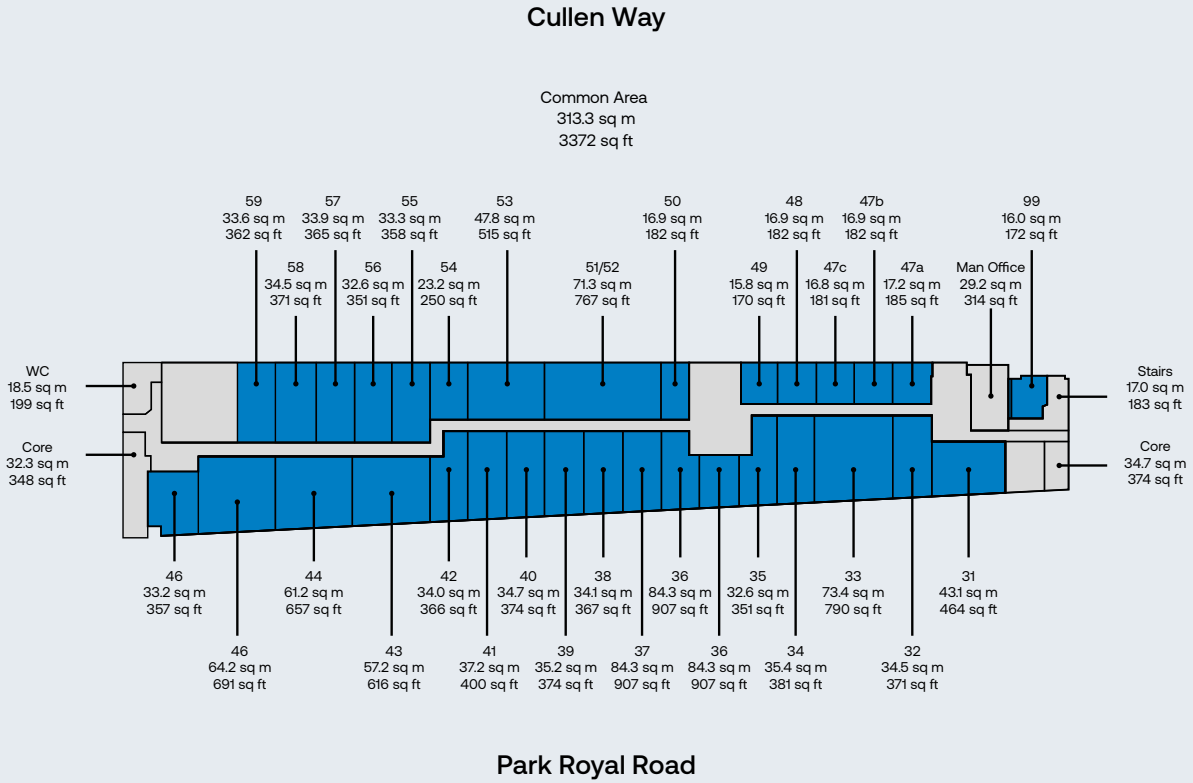
Site plan & accommodation

Park Royal Works	Unit Size (sqft)	Rent PCM (excluding VAT)
Small	165 – 390	from £320
Medium	432 – 592	from £830
Large	607 – 845	from £1,165

Floor areas based on gross internal area

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 Floor Plan

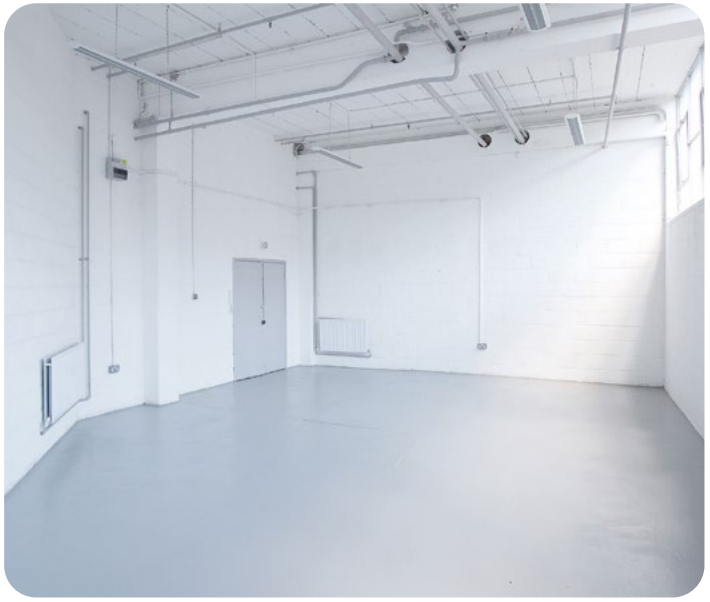







↓ 1-25
← 60-31





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

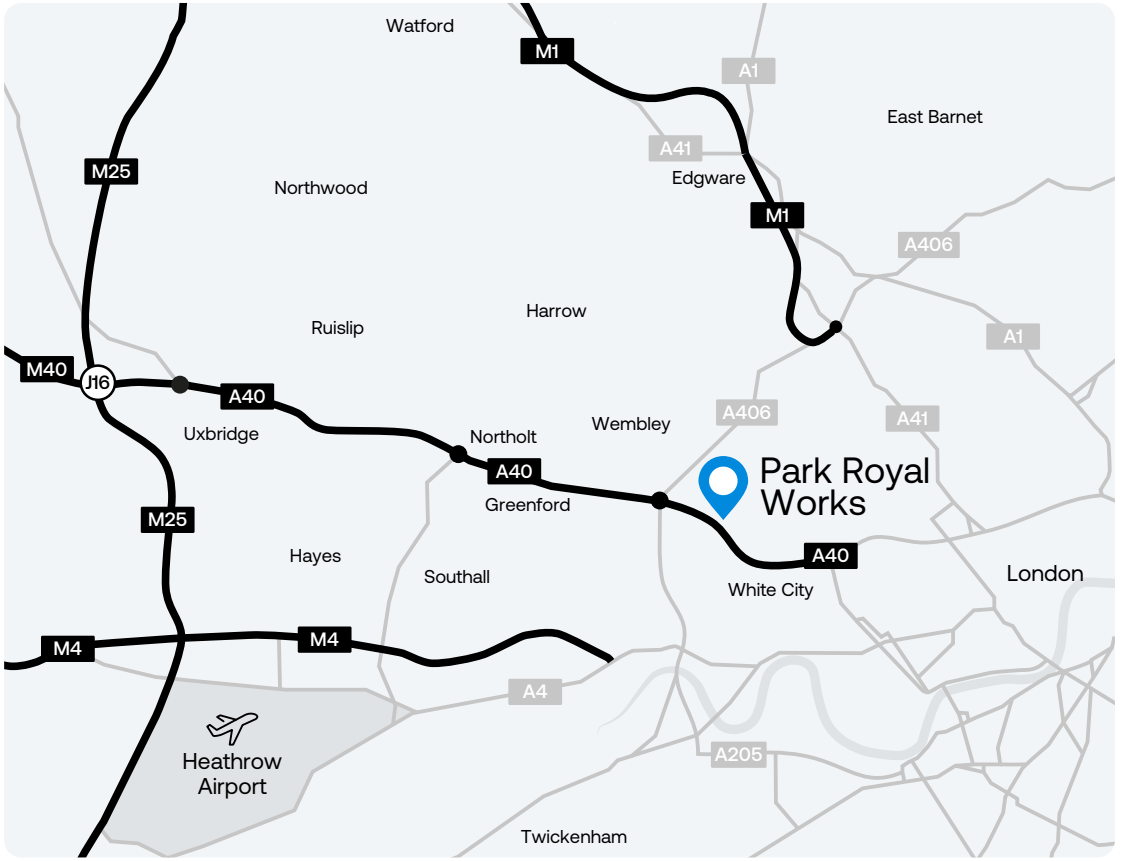
By Road
Less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25.

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



Park Royal Works

Park Royal Road, London, NW10 7LQ
Flexible light industrial / workshop / studio units
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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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