

Park Royal Works

Park Royal Road,
London, NW10 7LQ

A range of refurbished light industrial / office /
studio units available on flexible lease terms





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. 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 and spaces arranged over three floors.

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 proximity to Park
Royal & North Acton tube



Recently
refurbished



Secure 24-hour
access



On site building
manager



CCTV



Loading bay



Flexible light industrial
/ office / studio units



Goods lift



Shared kitchenette
facilities and break
out areas



On site cafe



On site parking

Site plan & accommodation

Park Royal Works Unit Size (sqft) Rent PCM (excluding VAT)

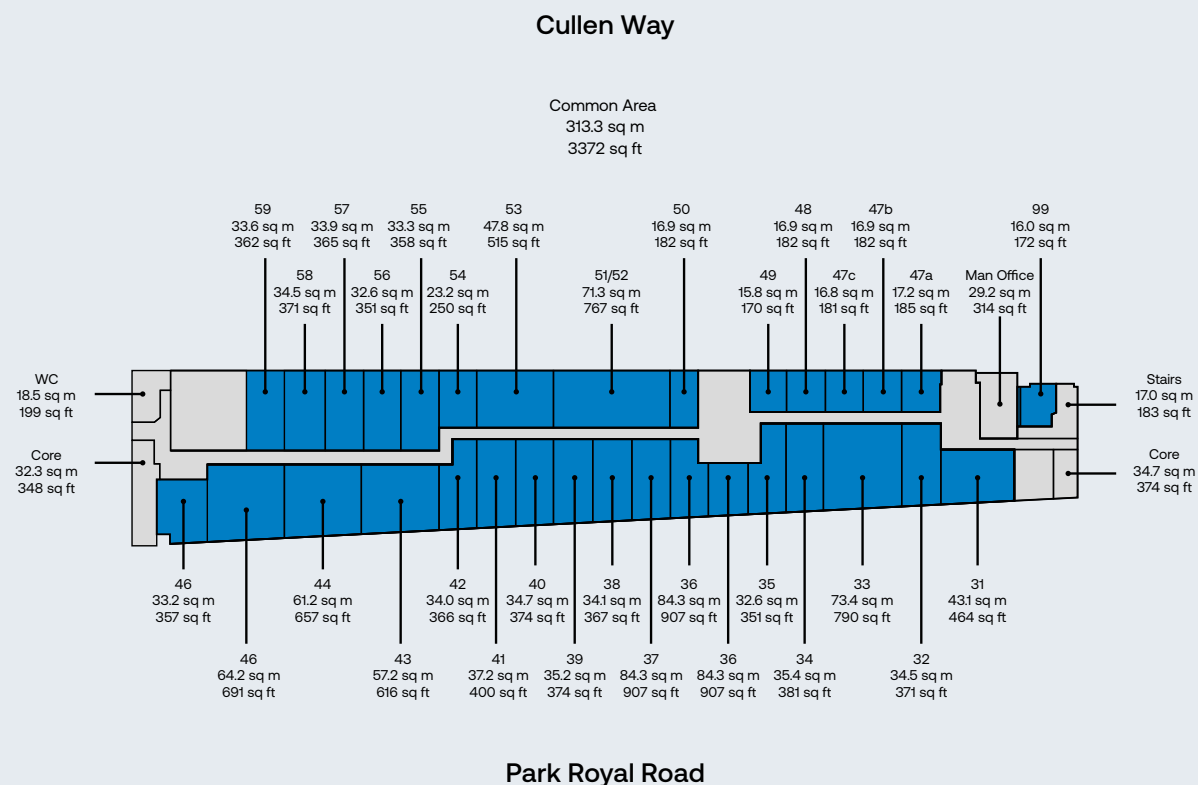
Small from 165 from £320

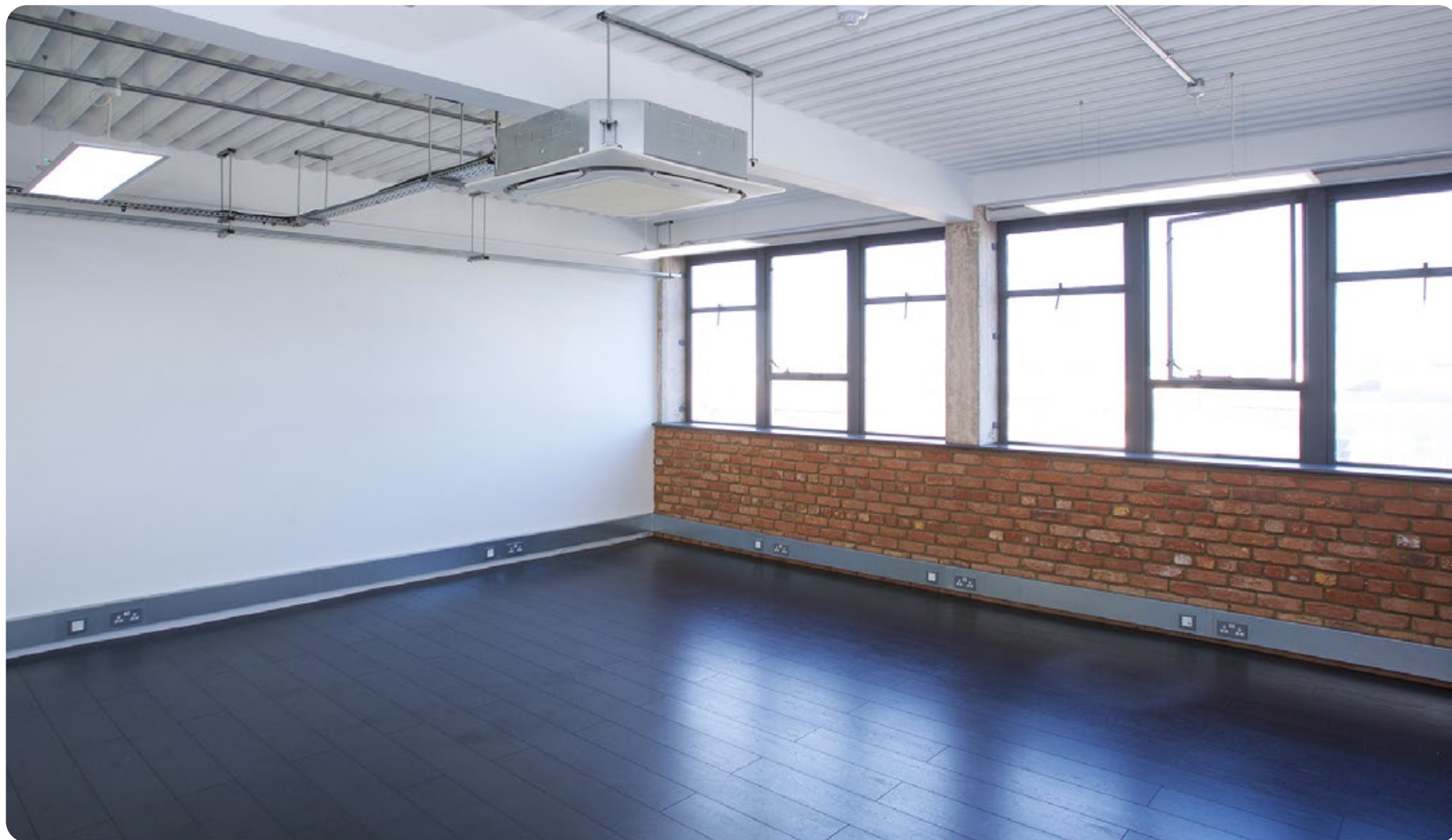
Medium from 432 from £830

Large from 607 from £1,165

Floor areas based on gross internal area

Indicative 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 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.

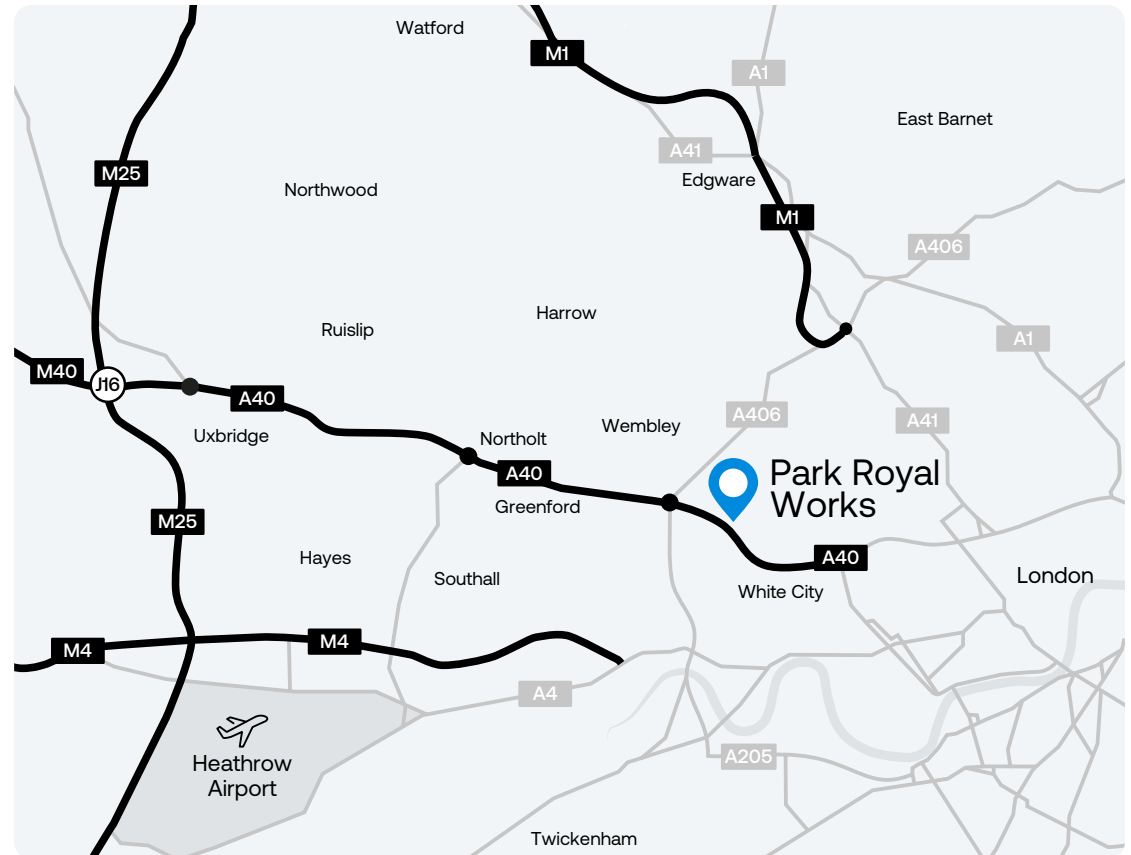
A40 0.6 miles, 4 minutes drive
A406 1.3 miles, 5 minutes drive



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



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

[Book a viewing](#)

Mileway

Jas Lall
jas.lall@mileway.com
0203 991 3520



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

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

Further information:

EPC

The certificate and recommendation report is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

Rent

POA.

Rateable Value

Available upon request.

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