

# 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



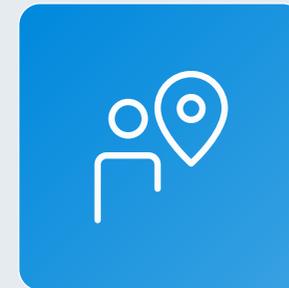
Close to Park Royal  
& North Acton tube



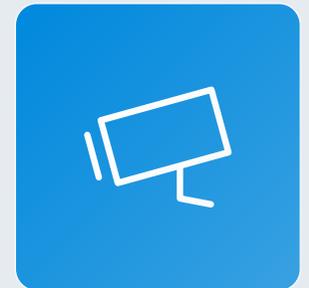
Extensively  
refurbished



Secure 24-hour  
access



Site manager



CCTV



Loading bay



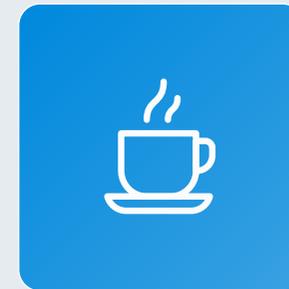
Good natural light



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

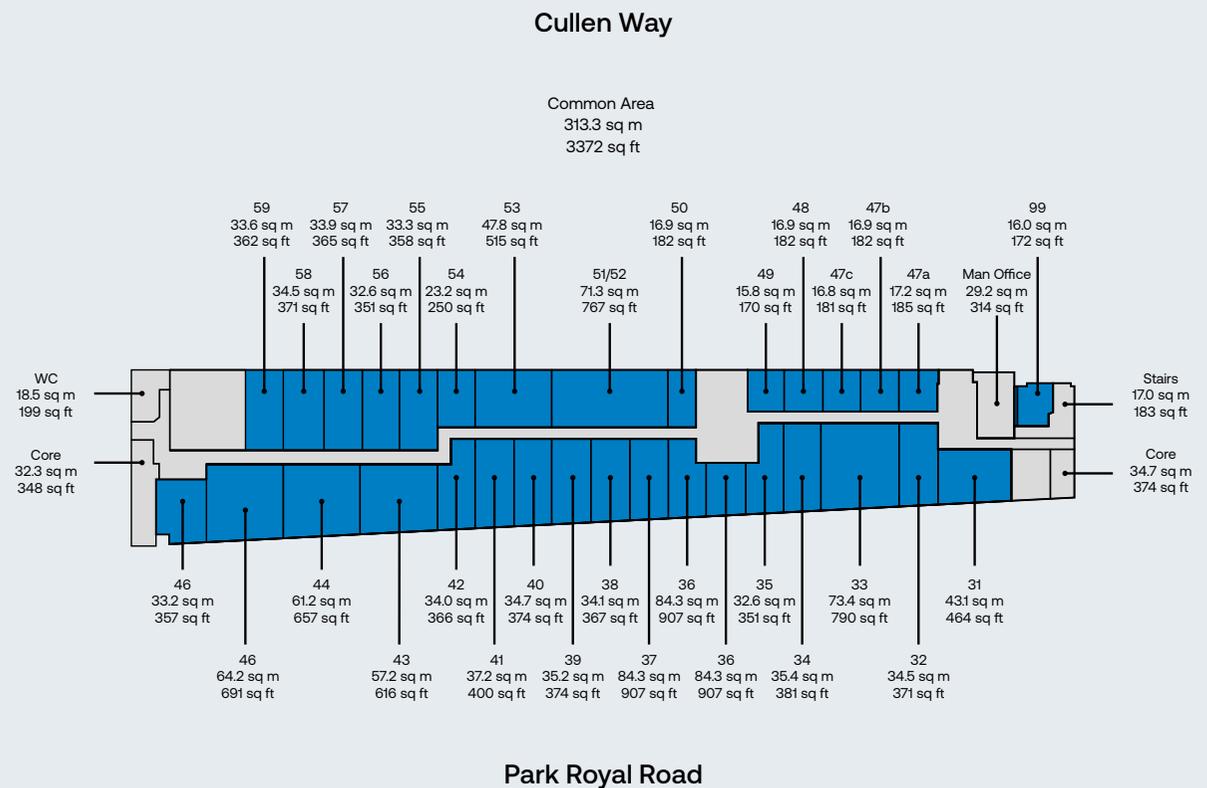
Medium 432 – 592 from £830

Large 607 – 845 from £1,165

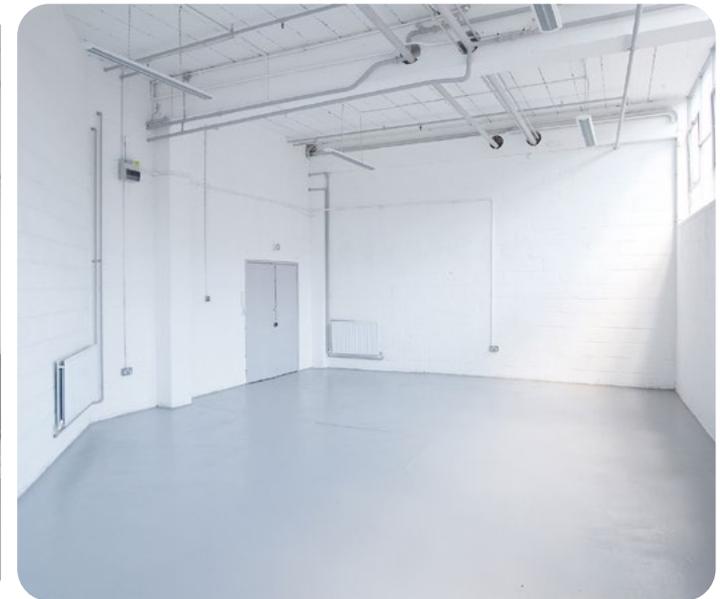
Floor areas based on gross internal area

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







# 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.

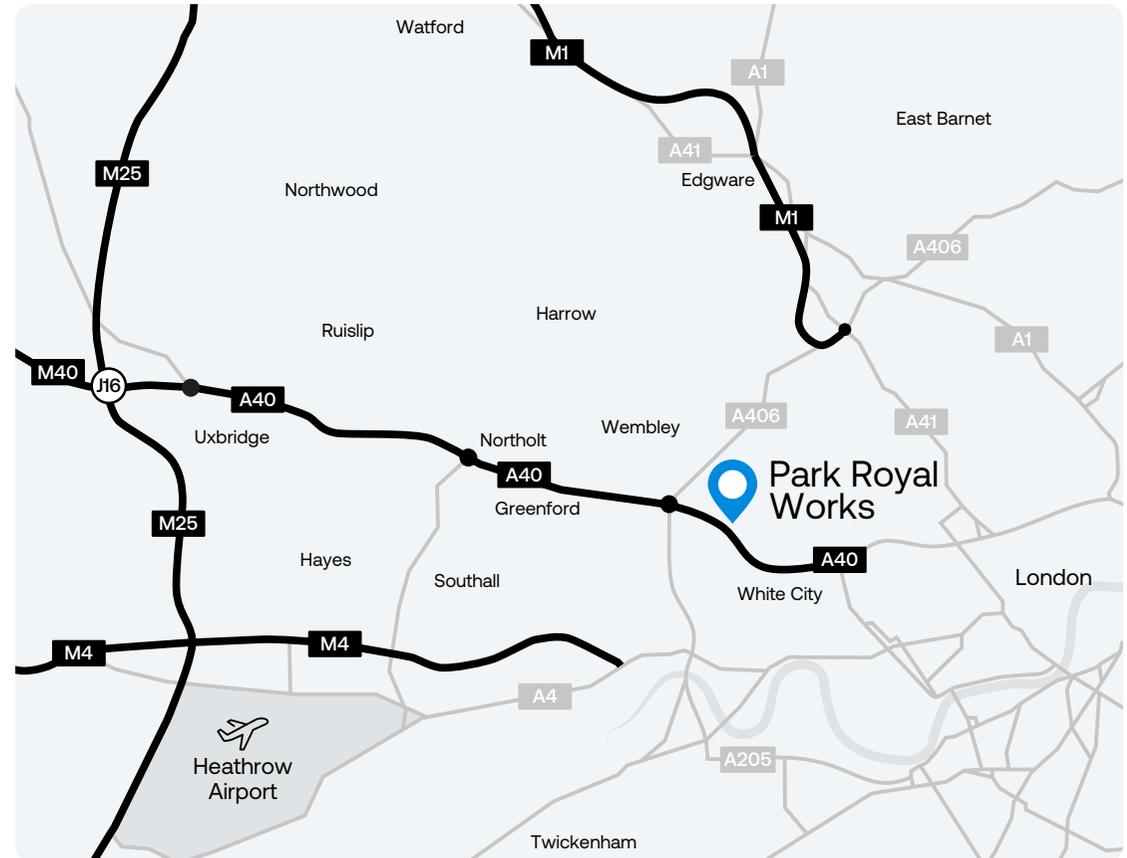
A40 0.6 miles, 4 minutes drive  
A406 1.3 miles, 5 minutes drive



## 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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[Book a viewing](#)

**Mileway**

Jas Lall  
Southeast@mileway.com  
0203 991 3520

 **LEVY**  
REAL ESTATE

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

Henry Newland  
henry.newland@levyrealstate.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.

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