



To Let

Industrial / Warehouse Unit

- 3 level loading doors
- 6.35 metres clear height rising to 8.5m
- Secure shared yard
- Excellent access to the A406 North Circular Road (only 400m), the M1 and Central London

Unit 25-27 Abbey Road Industrial Estate

Park Royal, London, NW10 7XF

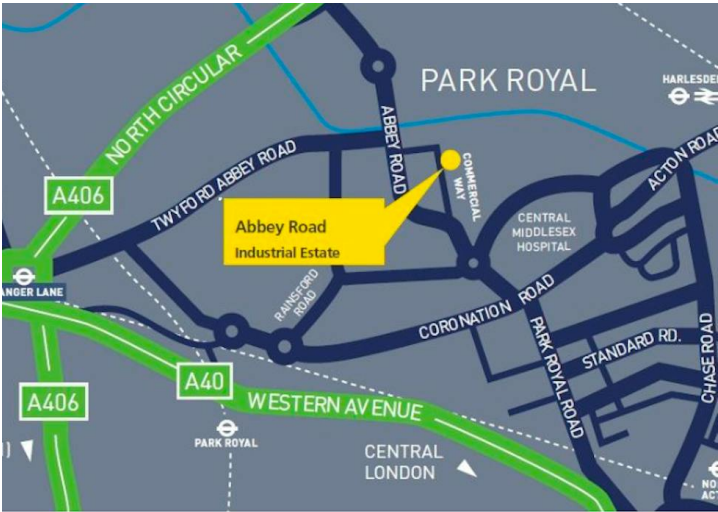
22,360 sq ft

2,077.31 sq m

Reference: #188998

Unit 25-27 Abbey Road Industrial Estate

Park Royal, London, NW10 7XF



Summary

Available Size	22,360 sq ft / 2,077.31 sq m
EPC	C (68)

Description

Abbey Road Industrial Estate is an established industrial development located in the heart of Park Royal, one of London's most sought-after industrial and logistics locations.

Location

The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road. The A40 Western Avenue is also within close proximity.

Accommodation

Accommodation (approx) - GEA

Description	sq ft	sq m
Warehouse	20,876	1,939.44
Office	1,484	137.87
Total	22,360	2,077.31

Terms

The property is available sublet or assignment until October 2027 at a passing rent of £324,330 per annum. A new lease directly from the landlord also available.

Rent

On application

Legal Costs

Each party to bear their own legal costs.

Business Rates

Interested parties are advised to make their own enquiries with Local Authority.

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