



# Abbey Road Industrial Estate

Commercial Way | Park Royal | London | NW10 7XF

**TO LET**

Modern industrial/warehouse units located in the heart of Park Royal



A406  
NORTH CIRCULAR

WEMBLEY  
STADIUM

STONEBRIDGE  
PARK



GARDEN HOUSE STUDIOS



LA TUA PASTA

COMMERCIAL WAY

ABBEY ROAD





# Outstanding transport links on your doorstep...

Park Royal is one of the most popular and accessible industrial locations in West London. The estate sits in a prominent position fronting Abbey Road and is within close proximity to the A406 North Circular Road, which links to Junction 1 of the M1 Motorway and the A40 Western Avenue. The A40 provides excellent access to Central London and the wider M40/M25/M4 motorways.

A number of underground stations are located nearby including Park Royal (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo and Overground).

## Address:

Abbey Road Industrial Estate  
Commercial Way, Park Royal  
London, NW10 7XF



On bus routes  
224 & 440

to Harlesden, Wembley  
and Gunnersbury.



Close proximity  
to A406 North  
Circular



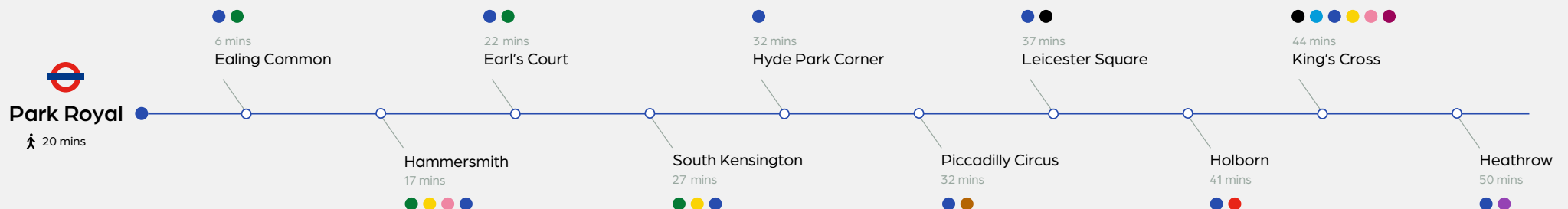
Four tube  
stations

within a 25 minute walk

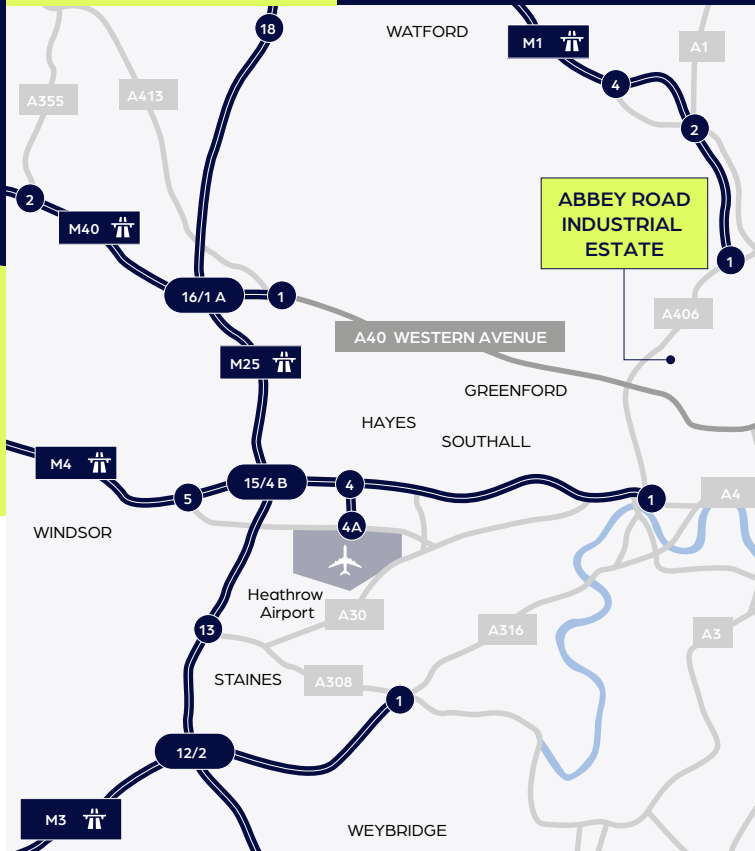


Heathrow  
airport

approx 40 mins by road



POSTCODE: NW10 7XF



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 in both directions. The A40 Western Avenue is also within close proximity.

BY ROAD	miles
A406	0.6
A40	1.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8

BY TUBE / RAIL	miles
Harlesden	1.0
Stonebridge Park	1.0
Park Royal	1.0
North Acton	1.1
Hanger Lane	1.2

BY AIR	miles
Heathrow Airport	11.9

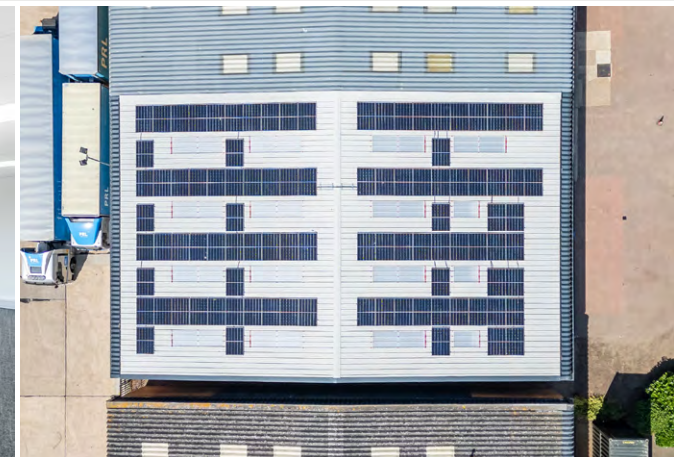
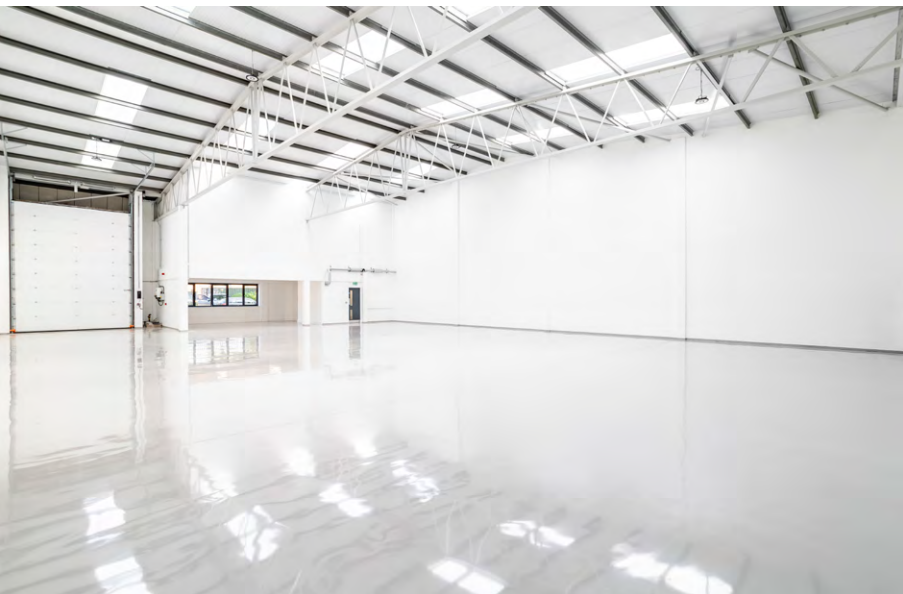
Source: Google Maps

# Unit 8

- Recently refurbished
- EPC A+
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- PV panels installed to roof
- EV charging point
- LED lighting

	SQ FT	SQ M
Ground Floor	5,281	491
First Floor Office	769	71
<b>Total</b>	<b>6,050</b>	<b>562</b>

All areas are approximate and measured on a Gross External basis





# Unit 15

- Recently refurbished
- EPC B
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- PV panels installed to roof
- EV charging point
- LED lighting

	SQ FT	SQ M
Ground Floor	4,574	425
First Floor Office	769	71
<b>Total</b>	<b>5,343</b>	<b>496</b>

All areas are approximate and measured on a Gross External basis





Loading to the front of each unit



24/7 access



Ground and/or first floor office space



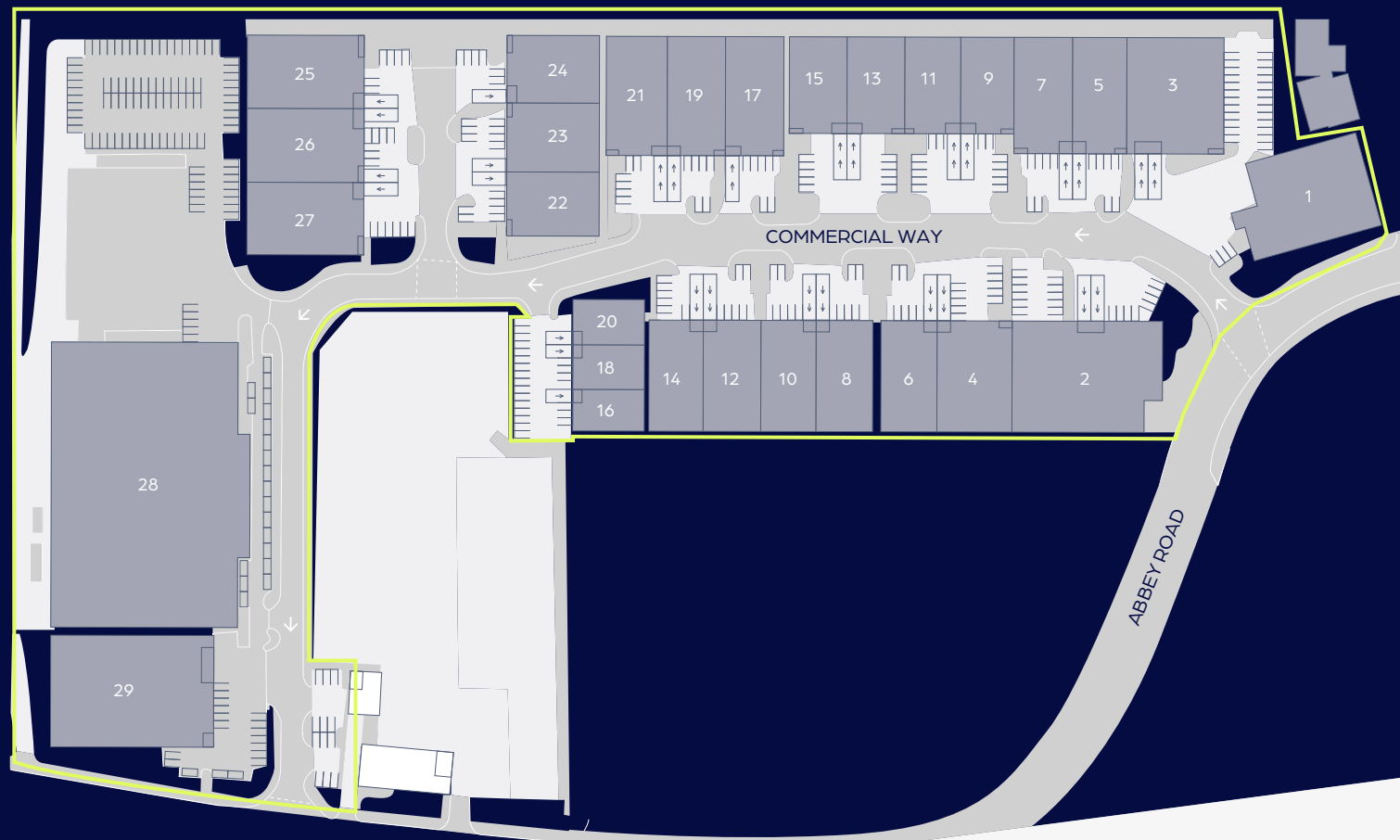
Allocated parking

## Terms

Units available to rent by way of new full repairing and insuring leases.

## Business Rates

Occupiers are invited to make their own enquiries with the Valuation Office VOA.



For viewing and further information, please contact the joint sole agents:

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