

Kingham Industrial Estate

17-21 Everitt Road, Park Royal, NW10 6PL

**Short Term Securely Gated
Compound**

27,000 sq ft

(2,508.38 sq m)

- Buildings to be demolished
- Flexible terms available
- Securely gated & fenced
- Hard standing concrete floor
- Water
- Power
- Close proximity to A40 / A406
- Walking distance to Harlesden & North Acton UG Station (Bakerloo & Central Line)

Kingham Industrial Estate, 17-21 Everitt Road, Park Royal, NW10 6PL

Summary

Available Size	27,000 sq ft
Rent	£7 per sq ft
Business Rates	Interested parties are advised to contact the London Borough of Ealing to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The site is situated just off North Acton Road, which is in close proximity to both Harlesden & North Acton tube station (Bakerloo & Central Line). The A40 Western Ave is within a short distance and affords easy access to the West End and also to the A406 North Circular Road and the wider motorway network via the Hanger Lane gyratory system. Park Royal itself has long been established as one of the major industrial centres in the London area and the largest in Europe.

Travel Distances

A40 - 0.7 miles

A406 - 2.2 miles

Harlesden Underground Station (Bakerloo Line) - 0.4 miles

Central London - 8.2 miles

Source: Google Maps

Description

Kingham Industrial Estate, located at 17-21 Everitt Road, Park Royal, NW10 6PL, offers an excellent open storage opportunity within a prime industrial location. The site is securely fenced and gated, providing a hard-standing surface suitable for various storage and operational needs. Additionally, the site benefits from power and water provisions. The buildings are due to be demolished.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a maximum term of 2 years. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and on a gross external basis (GEA)

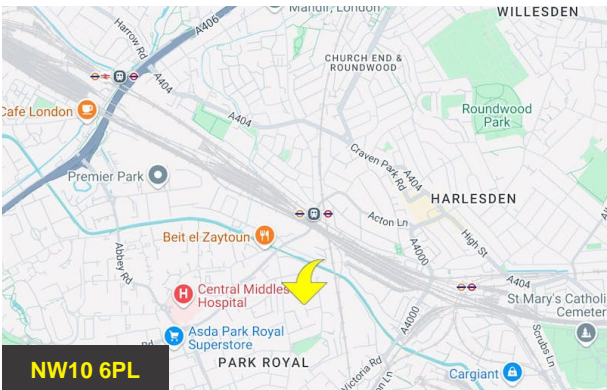
Description	sq ft	sq m
Compound	27,000	2,508.38
Total	27,000	2,508.38

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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