

Unit 1, Premier Park, Park Royal, NW10 7NZ



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TO LET

27,678 SQ FT (2,571.4 SQ M)

Unit 1, Premier Park Park Royal, NW10 7NZ

Key points:

- To be extensively refurbished
- Modern end of terrace industrial/warehouse unit with office
- Large yard area
- Located on a desirable Park Royal estate
- 8m clear height
- 3 level access doors
- Allocated parking
- Secure estate with 24/7 on-site security & CCTV

Rent available upon application.



Contact Us

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Unit 1, Premier Park Estate, Park Royal

Description

The unit is a modern end of terrace warehouse with a large yard area, allocated car parking spaces and 3 loading doors. Additionally, there is a large warehouse space with a clear height of 8m as well as ground and first floor offices.

Other significant occupiers on Premier Park estate include, Royal Mail, The Japan Centre and DHL.

Location

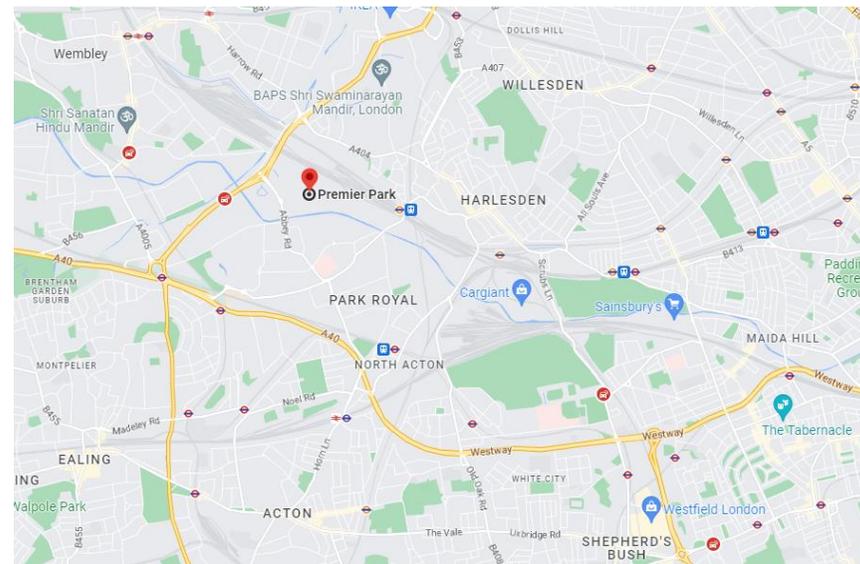
Premier Park is located in Park Royal, London's largest industrial and logistics hub, situated north west of Central London. The estate is located only 1.5 miles from the A40 and can be accessed only 400m from the North Circular (A406) off Abbey Road.

Nearby national motorway links include the M1, M40, M25, M3 and M4. Additionally, rail links include Stonebridge Park station (0.8 miles) and Hanger Lane station (1.5 miles).

Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse	23,029	2139.5
GF Offices	1,076	100
FF Offices	3,573	331.9
TOTAL	27,678	2,571.4



Energy Performance Rating

To be confirmed

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

Rent

Available upon application

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF. May 2024.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.