



## Warehouse / Light Industrial Unit in a secure estate - To Let

### 12 SOVEREIGN PARK

Coronation Road, Park Royal, NW10 7QP

### Industrial TO LET

**3,501 sq ft**  
(325.25 sq m)

- 3 parking spaces
- Shutter 4.2m Wide x 4.3m High
- Ceiling Heights of 5.6m - 6.4m
- AC/Heating Units to the warehouse
- 3 phase power
- Available Immediately
- Suitable for a Wide Range of Businesses
- Excellent Park Royal Location
- Located in a tidy private gated estate

# 12 Sovereign Park, Coronation Road, Park Royal, NW10 7QP

## Summary

Available Size	3,501 sq ft
Rent	£59,500.00 per annum
Rates Payable	£23,936 per annum
Rateable Value	£46,750
Service Charge	£2,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

12 Sovereign Park is a self-contained warehouse / light industrial unit in a gated estate in the heart of Park Royal. The property is arranged over ground and mezzanine floors and benefits from a mainly open plan ground floor with additional rear storage / office accommodation, the mezzanine office space is divided into 4 areas with internal partition walls and benefits from carpets and air conditioning.

Access is via an electric roller shutter (4.2m wide x 4.3m high) and a pedestrian access door.

Externally there are three allocated parking spaces.

## Location

The property is located in a modern terrace of business units situated in a gated industrial estate in the heart of Park Royal directly off Coronation Road.

There is excellent access to The North Circular Road (A406) and A40 Western Avenue.

## Accommodation

The accommodation comprises the following areas:

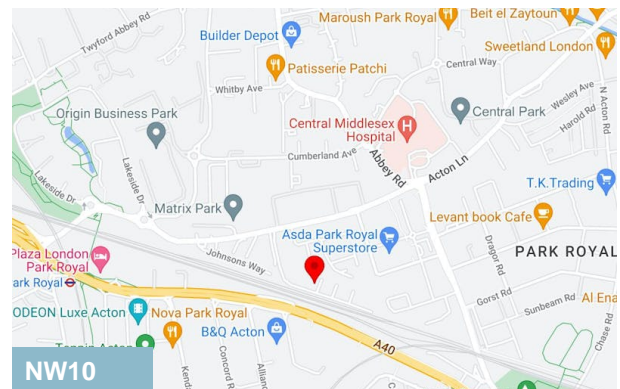
Name	sq ft	sq m	Availability
Ground	2,127	197.60	Available
Mezzanine	1,374	127.65	Available
<b>Total</b>	<b>3,501</b>	<b>325.25</b>	

## Viewings

Via arrangement with the joint agents Dutch & Dutch or Forest Real Estate.

## Terms

A new lease for a term by arrangement.



## Viewing & Further Information



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