

**Mileway**

# Park Royal Works Industrial Park Royal

Available to Let → 60-

Office ← WC

274 - 2,800 sq ft (25 - 260 sq m)



Close to Park Royal and North Acton tube stations



Newly refurbished



24-hour access



On-site parking



# Park Royal Works

Park Royal Works, 21 Park Royal Road Park Royal NW10 7LQ



## Description

Park Royal Works offers a range of mixed-use commercial space in a prime North West London location close to the A40, North Acton and Park Royal underground stations. Each occupier will benefit from bright accommodation with high ceilings, excellent natural light and comfort cooling. There is a dedicated building manager for face-to-face support, a friendly on-site cafe and convenient allocated parking. Situated within a self contained building, Park Royal works offers flexible workshop, studio and light industrial space suitable for a range of business uses. Formerly a cosmetics factory, it has been comprehensively refurbished to provide a variety of unit sizes and spaces arranged over three floors.

## Location

Located on Park Royal Road, it offers occupiers exceptional road and rail links to Central London and the rest of the UK. By Rail North Acton and Park Royal Underground stations offer fast and frequent services in and out of Central London with North Acton 0.5 miles a 9 minutes walk from Park Royal Works and Park Royal Station 1.1 miles and a 23 minutes walk from Park Royal Works. By Road Less than 0.6 miles from the A40 (Western Avenue) and 1.3 miles from the A406, two of London's main arterial routes for easy access across the city and to the national motorway network via the M40 and M25. The A40 is 0.6 miles a 4 minutes drive from Park Royal Works and the A406 is 1.3 miles and a 5 minute drive from Park Royal Works.

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## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

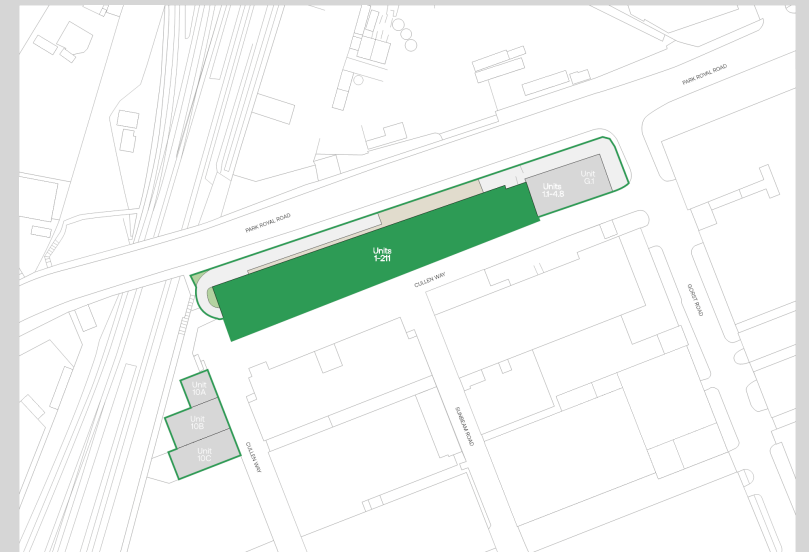
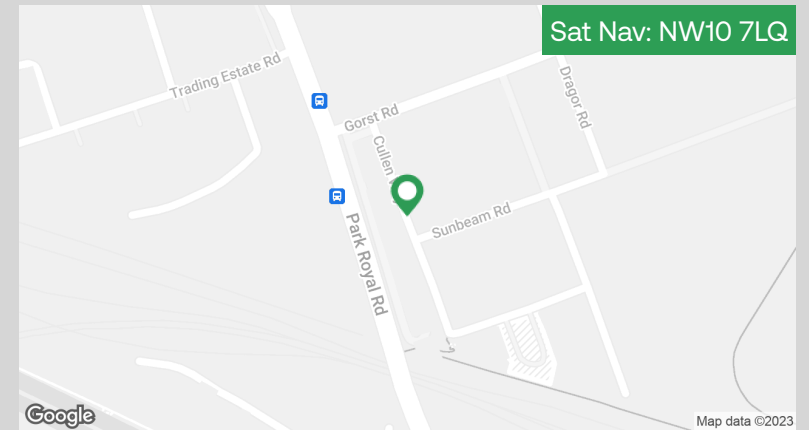
## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Office	614	57	Immediately
Unit 17	Office	1,099	102.1	Immediately
Unit 18	Office	461	42.8	Immediately
Unit 59	Office	352	32.7	Immediately
Unit 10	Office	274	25.5	Immediately
<b>Total</b>		<b>2,800</b>	<b>260.1</b>	

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