To Let

Industrial/Logistics 10,568 sq ft GIA
Unit 1, Abbey Road, Commercial Way, Park Royal, London, NW10 7XF

Summary

• Prominent Industrial / Warehouse
• Type: Industrial/Logistics
• Tenure: To Let
• Size: 10,568 sq ft GIA
• Rent: Available on Request

Highlights

• 6.1m clear height rising to 8.25m at the apex
• 2 full height electric loading doors
• Spotlighting in the warehouse
• Forecourt and allocated car parking spaces
• Ground & first floor offices with reception
• Male & female WC facilities
**Location**
Unit 1 is a detached industrial warehouse unit located in a prominent position on Commercial Way which is accessed directly off Abbey Road in a prime Park Royal location.

**Specification**
The unit provides:

- 6.1m clear height rising to 8.25m at the apex
- 2 full height electric loading doors
- Spotlighting in the warehouse
- Forecourt and allocated parking spaces
- Ground & first floor offices with reception
- Male & female WC facilities

**Accommodation**
Base build accommodation as below:

<table>
<thead>
<tr>
<th></th>
<th>Sq Ft</th>
<th>Sq M</th>
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</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>9,684</td>
<td>899.7</td>
</tr>
<tr>
<td>First Floor Offices</td>
<td>884</td>
<td>82.2</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>10,568</strong></td>
<td><strong>981.9</strong></td>
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The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**Use**
We understand the unit benefits from B1(c), B2 and B8 consent.

**Legal Costs**
Each party to bear their own legal costs incurred.

**Energy Performance Rating**
This property has been graded as 65(C).

**Rent**
Available on Request

**Business Rates**
To be confirmed

**Service Charge**
Available on Request

**Viewing & Further Information**
If you are interested and would like more information please get in touch.

**Contacts**

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