

7 GORST ROAD

PARK ROYAL, LONDON NW10 6LA



Indicative image of the secure yard area

Modern High Specification Warehouse/Light Industrial Unit
6,426 sq ft (597 sq m) - **TO LET**

DESCRIPTION

THE PREMISES BENEFIT FROM FRONTAGES TO BOTH GORST ROAD AND SUNBEAM ROAD AND COMPRISES A MODERN HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNIT INCORPORATING ATTRACTIVE AIR CONDITIONED OFFICES, A SECURE YARD AREA WITH EXCELLENT LOADING/UNLOADING AND PARKING FACILITIES.

AREA (Gross external area)

Unit	Ground (sq ft)	First (sq ft)	Total (sq ft)
	5,224	1,202	6,426

AMENITIES

- Height to underside of purlin 6.8m
- Floor loading – 50 Kn/sm in warehouse and 5 Kn/sm offices
- Electrically powered loading door
- Stainless steel/glass canopied entrance
- Fully fitted air conditioned offices
- High bay warehouse lighting
- High level of insulation
- Three phase 100 amp electricity
- Front car parking spaces
- Rear secure loading yard
- Cycle racks and bin store

LOCATION

Unit 7 Gorst Road is conveniently situated in a strategic location in central Park Royal with access from Chase Road and Park Royal Road both providing access to the A40 Western Avenue to Central London and the A406 North Circular, M40 and M25 motorways to the west. North Acton (Central Line) underground station is approximately 5 minutes walk from the unit.



TERMS

The unit is available on a new lease for a term to be agreed on effective full repairing and insuring terms at a rent equating to £14.25 per sq ft exclusive. VAT is applicable (Subject to contract).

FURTHER INFORMATION

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