

**x2**  
GROUND LEVEL  
LOADING DOORS

**SECURE**  
FACILITY

**FULLY**  
REFURBISHED

**APEX  
POINT**  
PARK ROYAL  
STANDARD ROAD | LONDON | NW10 6HA



49-53 Standard Road NW10  
Last Mile Logistics Facility  
33,077 sq ft  
AVAILABLE TO LET  
All Enquiries  
020 7930 1070  
DTR

**AVAILABLE NOW**  
**SECURED LAST  
MILE WAREHOUSE**  
in London's premier industrial location

**ENTER** 

# SECURED LAST MILE WAREHOUSE

in London's premier industrial location

## DESCRIPTION

49 – 53 Standard Road is a modern high bay warehouse, situated on a fully self-contained site.

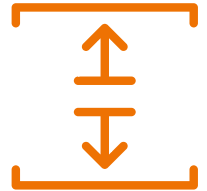
The unit is of steel portal frame construction with part brick and part profiled steel cladding elevations, constructed in 2010. The unit benefits from two ground level loading doors and a fully

secured yard. The office accommodation is situated over first and second floor with additional mezzanine accommodation that can be utilised as office or storage space.

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# SPECIFICATION



MINIMUM EAVES  
HEIGHT OF 9.9M  
RISING TO 12.0M  
AT HAUNCH



NEWLY  
REFURBISHED



50 KN/SQ M  
FLOOR LOADING  
CAPACITY



2 GROUND LEVEL  
LOADING DOORS



WC'S & WELFARE  
FACILITIES



INCOMING POWER  
SUPPLY 155KVA



SECURE SITE AREA



FLEXIBLE RACKING  
SOLUTIONS  
AVAILABLE

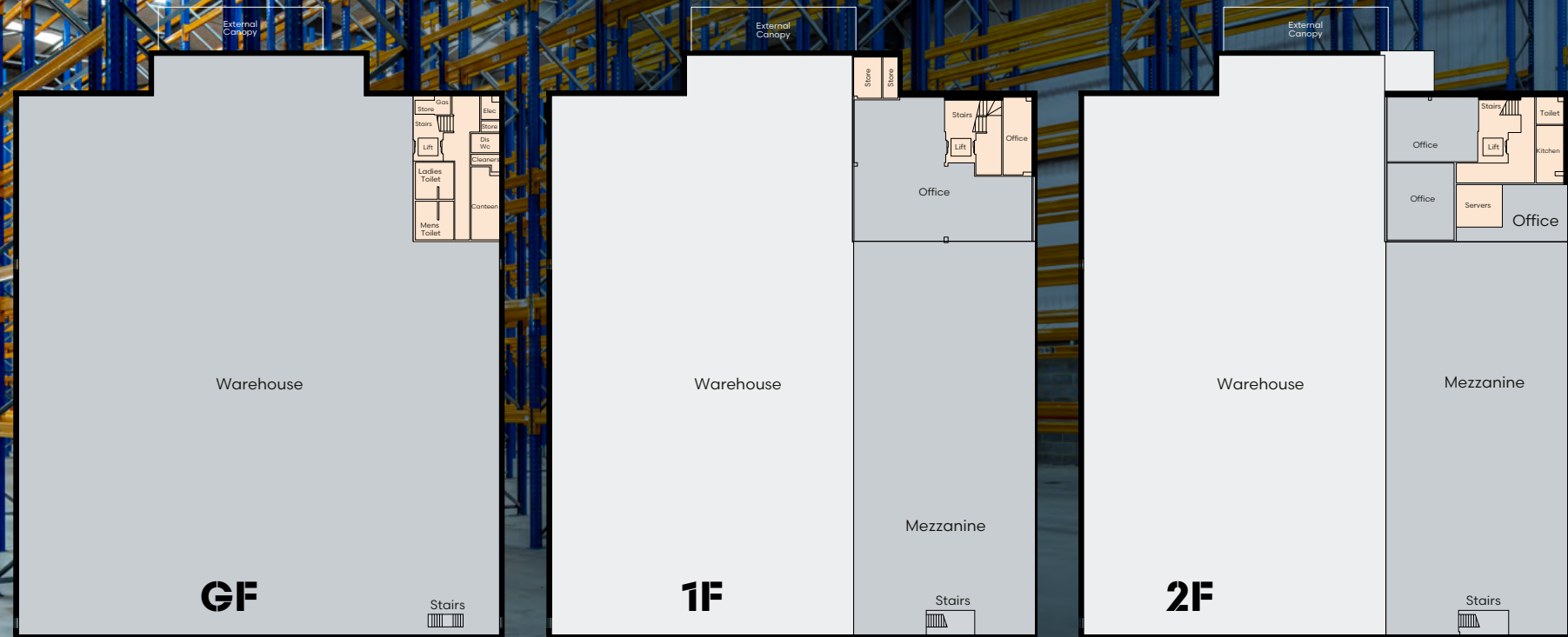


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# ACCOMMODATION

Gross External Areas (GEA)	SQ FT	SQ M
Ground Floor Warehouse	19,084	1,773
First Floor Offices	2,051	189.6
First Floor Mezzanine	5,024	466.7
Second Floor Offices	1,914	177.8
Second Floor Mezzanine	5,014	465.8
<b>Total</b>	<b>33,077</b>	<b>3,072.9</b>



FLOORPLANS

# LOCATION

	Distance
Central London	8.5 miles
A40	1 mile
A406	1.2 miles
North Acton (Central Line)	15 minute walk
Park Royal (Piccadilly Line)	15 minute walk



**APEX POINT**  
**PARK ROYAL**  
 STANDARD ROAD | LONDON | NW10 6HA

**PARK ROYAL**  
 IS HOME TO:

**1,700**  
 BUSINESSES

**40,000**  
 JOBS

**GLOBAL**  
 BRANDS & SMES



## SITUATION

Park Royal boasts a well-developed and integral transport infrastructure that plays a pivotal role in its economic significance and connectivity. Situated within the London Borough of Brent and Ealing, Park Royal is one of the largest industrial markets in Europe, making its transport links crucial for facilitating the movement of goods and people.

The area benefits from excellent road connectivity, with the A40 Western Avenue running through its heart. This major arterial road connects Park Royal to central London in the east and the M40 motorway in the west, providing easy access to major hubs and markets. Additionally, the nearby North Circular Road (A406) and M1 motorway offer alternative routes for commuters and freight distribution.

Park Royal also boasts a well-connected public transportation network. The Park Royal underground station, served by the Piccadilly line, provides convenient access to Central London and other key areas. Various bus routes further enhance local connectivity, facilitating intra-estate movement and linking to nearby residential areas

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**APEX  
POINT  
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**HT DRINKS**



**DHL**

**CARRARA MARBLE**

**DINA FOODS**

**FIRST MILE**

**BIFFA PARK ROYAL**

**CKM**

**JAT GLASS**

**CADOGAN TATE**

**CENTRAL  
MIDDLESEX HOSPITAL**

**MATTHEW CLARK**

**DOOA**

**APEX  
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# APEX POINT PARK ROYAL

STANDARD ROAD | LONDON | NW10 6HA

## TERMS

The property is available by way of a new FRI lease with terms to be agreed.

## EPC

The unit has an EPC B.

## RATES

Local Authority – London Borough of Brent.

Business rates are now £310,000 as of April 2023.



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