



Unit 1B Nightingale Road
Park Royal, NW10 4ST

Light Industrial / Warehouse Unit

2,141 sq ft

(198.91 sq m)

- Flexible terms available
- Walking distance to Willesden Junction Underground Station (Jubilee Line)
- Clear height 2.4m rising to 3m
- 3 Phase power
- Gated loading bay
- Double door loading
- W/C, Kitchenette & shower
- Ancillary office accommodation

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Summary

Available Size	2,141 sq ft
Rent	£30,000 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated directly on Nightingale Road which is located just off of Harlesden High Street leading directly to the A406 within 2 miles of the premises and in turn the A40 via the Hanger Lane Gyrotory. Within a short walking distance lies Willesden Junction Underground Station (Jubilee Line) providing further access into Central London and the surrounding areas.

Description

The premises comprise of a light industrial / warehouse unit with ancillary storage / office accommodation to the first floor. Access is available via double door loading serviced by a gated loading & parking area to the front. The building benefits from 3 phase power, WC, shower & kitchenette facilities.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Warehouse	1,259	116.96
First Floor Office / Storage	882	81.94
Total	2,141	198.90

VAT

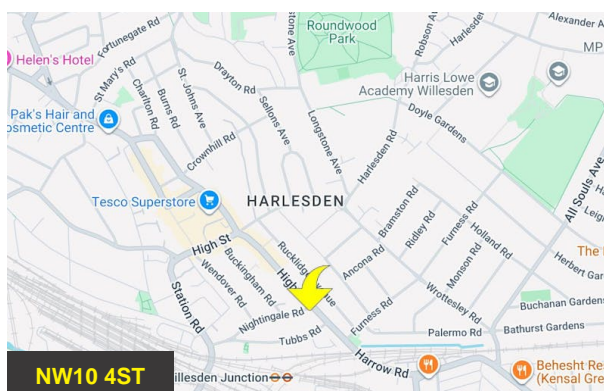
We have been advised VAT is NOT applicable.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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