



TO LET

14,164 sq ft (1,316 sq m) Industrial / Warehouse Unit
Unit 3, The Pilot Industrial Centre, 5-9 School Road, London,
NW10 6TD

**AVISON
YOUNG**

Location

The unit is located on School Road in Park Royal, widely regarded as London's premier last mile logistics location. The property is strategically positioned at the south-eastern corner of Park Royal, with direct access to the A40 (Western Avenue) and onwards to Central London.

☐ North Acton Underground	0.2 Miles
☐ Acton Main Line	0.7 Miles
☐ A40 Western Avenue	0.5 Miles
☐ Central London	6.8 Miles
☐ Heathrow Airport	13 Miles

Description

Unit 3 is a 14,164 sq ft self-contained industrial / warehouse unit, situated within The Pilot Industrial Centre. The unit benefits from a self-contained, secure yard of approximately 29m depth, as well as the following amenities:

- Self-contained, secure yard (29m depth)
- 1 level access loading door
- 3 phase power
- Low site cover
- 24 Hour Access
- Approximately 6m eaves height
- Welfare facilities
- 2,283 sq. ft. of ground and first floor office space
- Kitchenette
- EPC - Available on request
- **Available individually or combined with adjoining units (up to 42,930 sq ft)**

Tenure

The property is available on a new lease on flexible terms. Further information is available from the marketing agents.

In addition to commercial uses, our client will also consider proposed uses which deliver social value. For further information please visit:

<https://consult.opdc.London.gov.uk/early-activation>

Rent

Available on application.

Service Charge

Further information is available from the marketing agents.

Business Rates

Interested parties should make enquiries of the Valuation Office Agency (VOA).

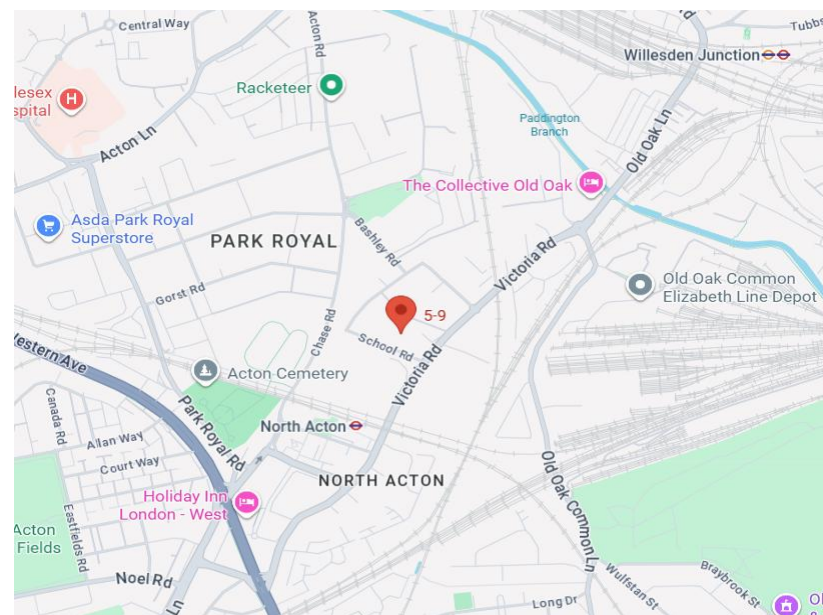
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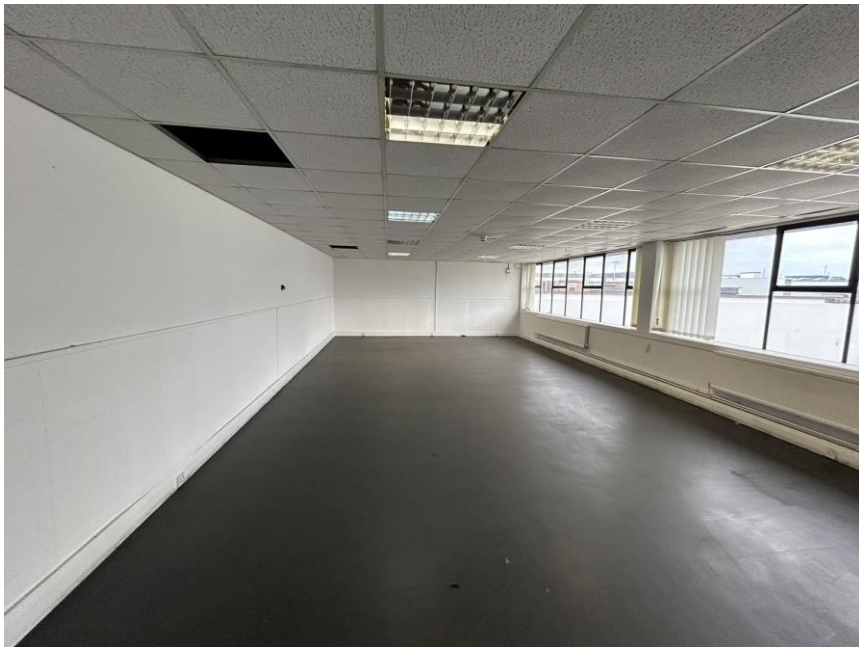
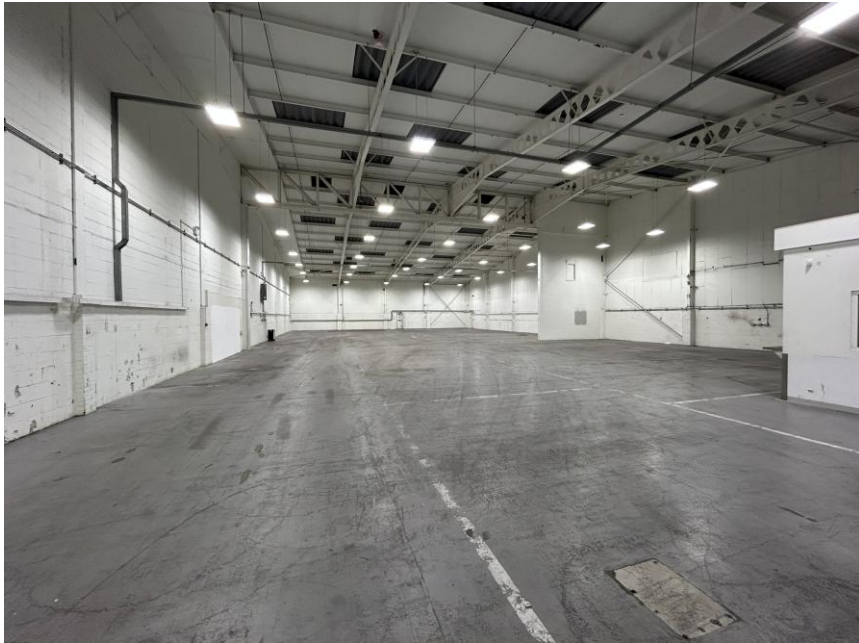
Use Class B2 (General Industrial)

VAT

VAT will be charged at the standard rate.

Unit 3, The Pilot Industrial Centre, 5-9 School Road, London, NW10 6TD





14,164 sq ft



Approximately 6m Eaves Height



Self-Contained Yard



24 Hour Use Available

Get more information



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avisonyoung.com

The Avison Young logo, featuring the company name in a bold, sans-serif font, with horizontal lines above and below the text.