



# Freehold Industrial Unit / Warehouse For Sale Park Royal, London NW10

With vacant possession

GILMARTIN LEY

Unit 2, 57 / 61 Gorst Road,

LONDON, NW10 6LS



### Area

Gross Internal Area: 884 sq.m. (9,515 sq.ft.)

### Price

Offers in excess of £1,250,000  
subject to contract



### Property Description

The property comprises a 1930's single storey steel framed warehouse building with a small mezzanine and two storeys of ancillary brick built offices.

The offices were extensively refurbished in the 1990s, which included the replacement of the original façade cladding and installation of aluminium framed double glazed windows. The office accommodation is of a good quality and provides a combination of larger open plan areas and smaller offices with glazed partitioning. The offices benefit from suspended ceilings, recessed lighting, wood effect laminate flooring, kitchenette and separate male & female WC facilities.

Aside from the small mezzanine area, the warehouse also has the benefit of a Matterson rolling crane which serves the entire depth of the warehouse, solid concrete floor with painted finish, three phase electricity supply, good natural light from roof-lights and high level windows, a small office and WC facilities. Access to the warehouse is provided by a single roller shutter loading door and separate personnel door adjacent to the offices on the Gorst Road frontage.

- > Freehold with vacant possession
- > Site area: 0.2 acres
- > Gross internal area: 884 sq.m (9,515 sq.ft)
- > Eaves height ranging from 6.83 to 7.4 metres
- > Loading door: 5.42 metres high x 3.51 metres wide
- > Three phase power supply
- > Exceptional connectivity to main road networks
- > North Acton London Underground Station (Central Line) less than 0.4 km (0.25 miles) distant
- > Park Royal London Underground Station (Piccadilly Line) less than 1.2 km (0.75 miles) distant

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Office	133.35	1,435	
First Floor Office	138.64	1,492	
Warehouse	529.65	5,701	

<http://www.gilmartinley.co.uk/properties/for-sale/b8/park-royal/london/nw10/24828>

Our ref: 24828

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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse Mezzanine	82.67	889	



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## Property Location

The subject property is situated on the south side of Gorst Road just east of its intersection with Cullen Road in the heart of the Park Royal Industrial Estate. This area of north west London is the home for the largest business park in London occupying approximately 500 hectares (1200 acres). Park Royal Business Park contains over 1200 businesses, employing an estimated 35,000 workers. Approximately 500 food companies operate from Park Royal, employing more than 15,000 people.

The property has excellent road transport communications with the A40 Western Avenue being located 0.3 kilometres (0.19 miles) to the south of the property. The Hanger Lane Gyratory System, which intersects the North Circular Road (A406), Western Avenue (A40) and Hanger Lane is 1.93 kilometres (1.2 miles) to the east of the subject property. The M25 Motorway (Junction 16) is accessed via Western Avenue (A40) approximately 17.85 kilometres (11.1 miles) to the east. Central London is less than 10 kilometres (6.2 miles) to the west of the subject property.

Public transport links from the subject property are also excellent. North Acton London Underground Station (Central Line) is within 10 minutes walking distance and provides services to Oxford Circus (19 minutes travel time). Acton Central Station (Overground Line) is within 15 minutes walking distance and provides services to Willesden Junction Station (5 minutes journey time) to the north and Richmond Station (15 minutes journey time) to the south. London Heathrow Airport is approximately 13.25 kilometres (8.23 miles) distant.

**2010 Rateable Value** £55000.00

**Estimated Rates Payable** £23815 per annum

**Service Charge p.a.** n/a

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Ealing

**Viewings:** By prior appointment with joint sole agents Grant Mills Wood 020 7629 8501 and Gilmartin Ley 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24828>

Water Search  
Local Search  
Environmental Search  
Chancel Check  
Bids requirements document  
Energy performance certificate

**Last Updated:** 25 Nov 2016

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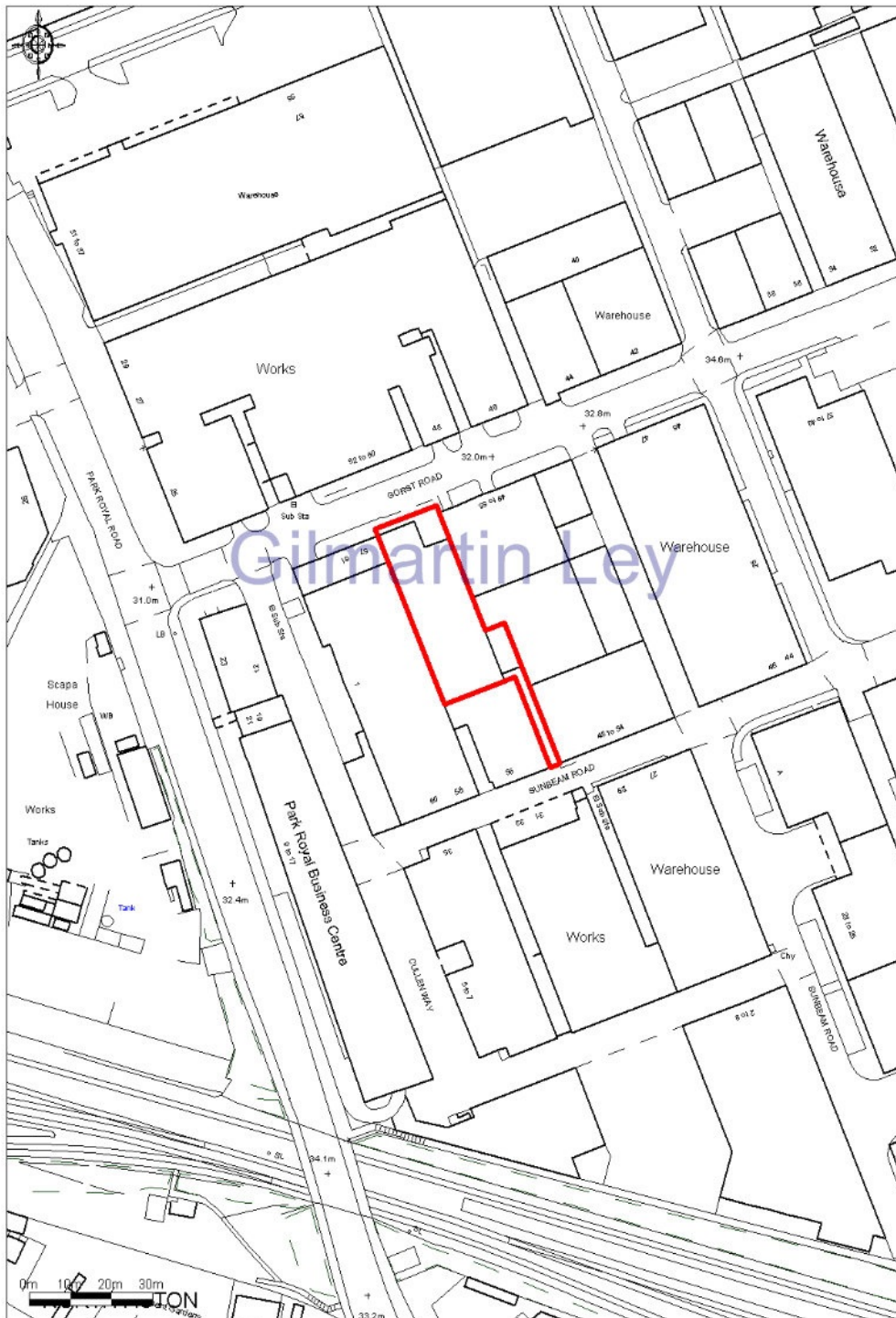


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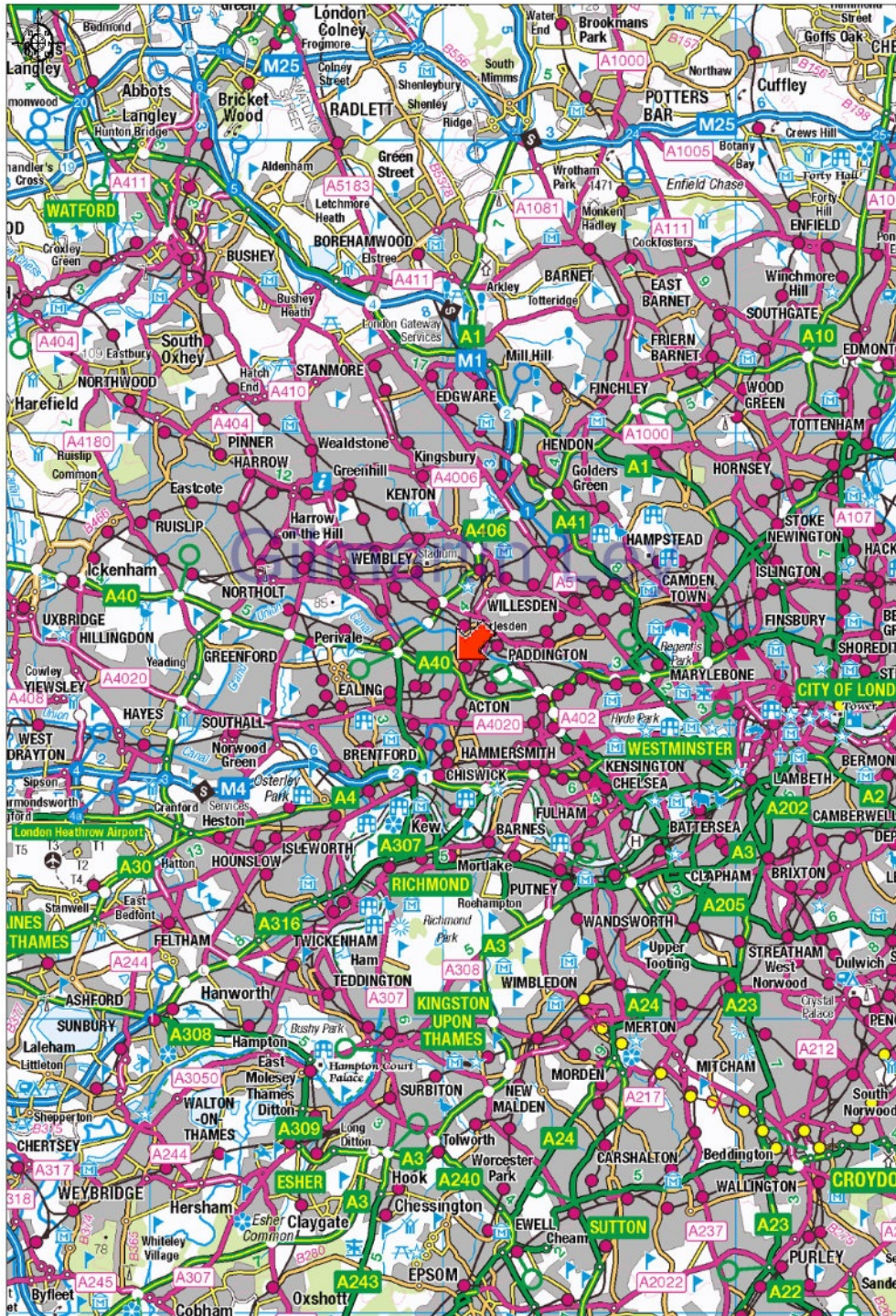


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