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# To Let



## Unit 4, Powergate Business Park, Volt Avenue, Park Royal, London, NW10 6PW

7,131 sq ft (662.49 sq m) GEA

- Prime Park Royal location
- 8m clear height
- Due to be refurbished



Modern Industrial / Warehouse Unit

## Location

The property is situated on the Powergate Business Park, within the Park Royal environs, located off Chase Road. The estate is in close proximity to the A40, which in turn provides convenient access to both central London to the east and the M40 and M25 motorways to the west.

- North Acton Tube: 0.7 miles
- A40 Western Avenue: 1 mile
- A406 North Circular: 2.7 miles
- M1 (J1): 4 miles
- Central London: 8 miles

## Accommodation

On a Gross External Basis

Description	Sq ft	Sq m
Ground Floor Warehouse & Ancillary	6,036	560.76
First Floor Office	1,095	101.73
<b>Total</b>	<b>7,131</b>	<b>662.49</b>

## Property Information

Unit 4 is modern mid-terraced industrial/warehouse unit on a multi-unit estate in the popular Park Royal industrial area. The property comprises ground floor warehouse accommodation with first floor office accommodation.

## Amenities

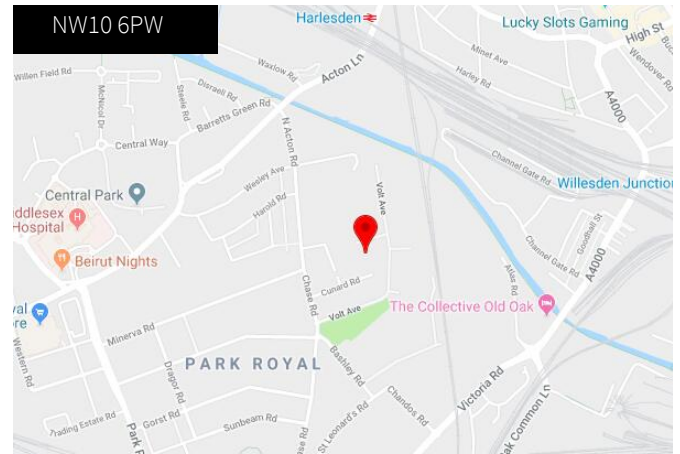
- 1 level access electric loading door
- 3 phase power
- 8m clear height
- First floor offices
- Security hut on site

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT

## Viewings

Strictly by prior appointment



## Rent

Available on Request

## EPC

This property has been graded as 73(C).

## Viewing & Further Information

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