

# FOR SALE - Park Royal Industrial Investment

Income Producing Industrial Investment Opportunity in Park Royal



**Let to Smart Repair Centre Ltd** (with Director's Personal Guarantee)

6 Standard Road, Park Royal, London NW10 6EU

## Self-Contained Industrial Unit

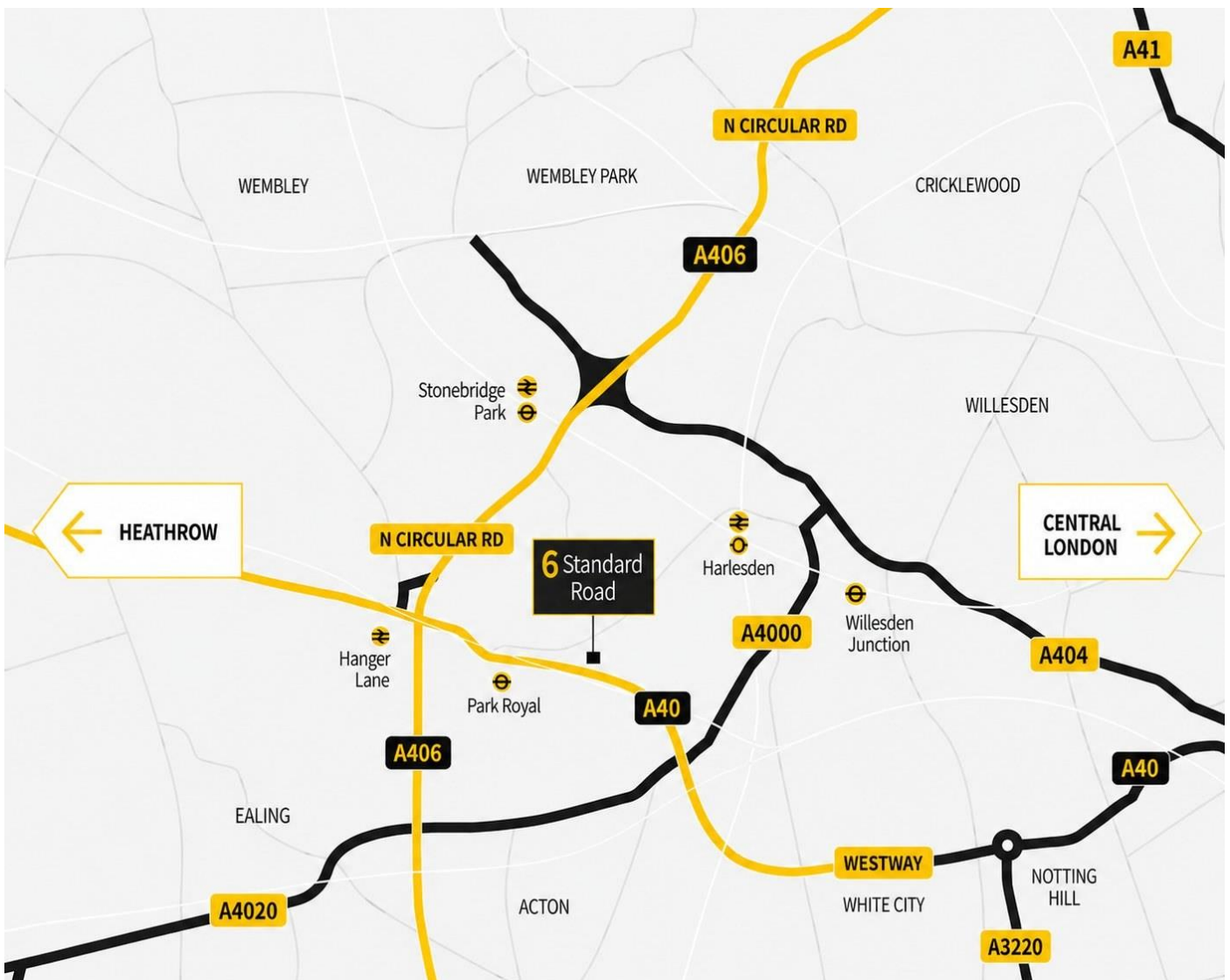
### Investment Summary

- Industrial unit in established Park Royal location
- Freehold Price: £1,200,000 exe
- £96,000 pa rental income (plus lease premium of £2,000 pcm top-up till March 2028)
- 7.55% Net Initial Yield (7.71% with lease premium)
- 10 Year Lease from 26 March 2026
- Landlord break after year 3 on 3 months' notice
- Independent Covenant with Personal Guarantee
- Annual RPI+1% & triennial open market rent reviews
- Approx 3,628 sq ft (337.05 sq m) over warehouse & mezzanine office

## LOCATION

Park Royal is the largest industrial and logistics estate in Europe, home to over 2,000 businesses and a workforce of more than 40,000. The area is occupied by a diverse mix of national and international operators across logistics, food production, automotive, light manufacturing and trade counter sectors, with neighbouring occupiers including DHL, Asda, McVitie's, Diageo and Royal Mail. Park Royal benefits from exceptional connectivity to the A40 Western Avenue, A406 North Circular, M1, M40 and M25 motorways, as well as Heathrow Airport. Public transport is well served by North Acton (Central Line), Park Royal (Piccadilly Line) and Harlesden (Bakerloo Line) stations, along with the upcoming Elizabeth Line connectivity at Old Oak Common. The estate continues to see strong occupier demand and a constrained supply of quality industrial stock.

SAT NAV: **NW10 6EU**



## SITUATION

The property is situated on Standard Road which is located off Park Royal Road and Chase Road which are in close proximity to North Acton (Central Line) and Harlesden (Metropolitan Line) underground stations. The unit is located a short distance from the A40 (Western Ave) which affords easy access to the West End and also to the A406 (North Circular Road) via Hanger Lane. The M1, M40, M25 and wider motorway networks can also be accessed from the Hanger Lane gyratory point. Located close to Asda and other amenities in the centre of Park Royal, North Acton underground station (central line) is within walking distance. The 440 bus serves Standard Road, on the Gunnersbury to Stonebridge Park station route.

## DESCRIPTION

The property comprises a self-contained industrial/warehouse unit arranged predominantly over ground floor level, together with a useful mezzanine floor. The accommodation benefits from a roller shutter loading door, clear-span warehouse space and ancillary office/storage accommodation, together with excellent loading and servicing access to the front and side elevations of the building.



## Accommodation

AREAS	SQ FT	SQ M
Warehouse	3,028	281.31
<b>Mezzanine Office</b>	<b>600</b>	<b>55.74</b>
<b>TOTAL</b>	<b>3,628</b>	<b>337.05</b>

All measurements are approximate. Interested parties are advised to carry out their own surveys.

## TENANCY

Tenant	Size (Sq Ft)	Use	Lease Term	Next Rent Review / Break	Rent (PA)
Smart Repair Centre Ltd (Co. 16486866) with Director's Personal Guarantee from Ali Mohammed	3,628	Industrial	Let on a 10 year full repairing and insuring lease from 26 March 2026, expiring 25 March 2036. The lease is contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).	Annual RPI+1% reviews each 25 December. Triennial reviews on 25 Dec 2028, 2031 and 2034 to the higher of indexed rent (2% p.a. minimum) or Open Market Rent.  Landlord has the right to determine the lease at any time after the third year of the term on three months' written notice.	£96,000 (plus lease premium of £2,000 pcm top-up till March 2028)

## TENURE

The property is held as a complete Freehold and sold with the benefit of the lease to Smart Repair Centre Ltd

## PROPOSAL

We are instructed to seek offers in the region of **£1,200,000 (One Million Two Hundred Thousand Pounds)**, subject to contract and exclusive of VAT, reflecting a net initial yield of 7.55% after allowing for purchaser's costs of 5.92% and a net initial yield of 7.71% with the lease premium until March 2028

## VAT

The property has been elected for VAT.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWINGS

All viewings are to be accompanied by Telsar.

## 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.

For further information or to arrange a viewing, please contact:



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