

5,760 SQ FT (536 SQ M)

TO BE REFURBISHED
SPECIFICATION

- Minimum eaves height 5.8m rising to 7.3m at the roof apex
- Full height up and over loading door (w: 4.6m x h: 5.2m)
- Ground and first floor offices
- Dedicated loading bay
- 5 allocated car parking spaces
- Three phase power
- WCs

	SQ M*	SQ FT*
Warehouse	470	5,050
First Floor Office	66	710
TOTAL GIA	536	5,760

*All areas are measured on an approximate Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

DESCRIPTION

The premises comprise an industrial/ warehouse building of steel portal frame construction with a pitched roof.

The warehouse is arranged over the ground floor with ancillary office accommodation available on both the ground and first floor levels. Loading is available via a full height up and over loading door. Allocated parking is available to the front of the building.

For more information, please contact:


HEATHER HARVEY-WOOD
 020 7152 5324

heather.harvey-wood@cushwake.com
ADRIAN TEMPLE
 020 7152 5231
adrian.temple@cushwake.com

 The Bower, 4 Roundwood Ave, Stockley Park, UB11 1AF
cushmanwakefield.com



CUSHMAN & WAKEFIELD

TO LET

Unit 1, Heron Trading Estate

Alliance Road, Park Royal, London, W3 0RA

LOCATION

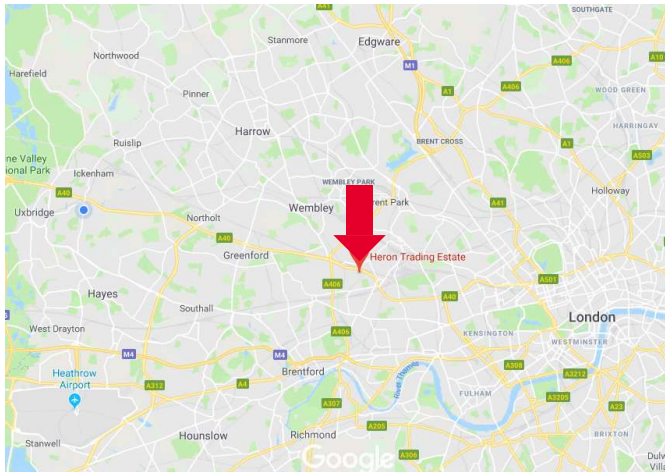
The property is located on Alliance Road which is accessed directly off the A40 Western Avenue serving Central London to the East and the wider motorway network to the West and also the A406 North Circular and the M1.

Park Royal tube station serviced by the Piccadilly Line is within walking distance of the property and there are various bus links operating within the Park Royal Industrial Estate from nearby tube stations including North Acton and Hanger Lane underground stations serviced by the Central Line and Stonebridge Park station serviced by Bakerloo Line.



	Distance (Miles)
Park Royal Station	0.5
Hanger Lane Station	1.2
M4, Junction 1	3.6
M1, Junction 1	6.6
Central London	8.5
Heathrow International Airport	12

Source: Google Maps



TERMS

The premises are offered by way of a new FRI lease subject to agreement of terms with the Landlord.

RENT

£92,160 + VAT per annum

VIEWINGS

Strictly by prior appointment

SERVICE CHARGE

TBC

EPC

D - 82

RATEABLE VALUE

The VOA list the rateable value for the premises, with effect from 1 April 2017, as £53,000 PA.



The Misrepresentation Act 1967.

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