

TO LET / FOR SALE

BUSINESS UNIT WITH FIRST FLOOR OFFICES AND CAR PARKING



Unit 11D Friarsgate
7 Whitby Avenue, Park Royal, London NW10 7SE

1,920 sq. ft.
(178.4 sq. m.)

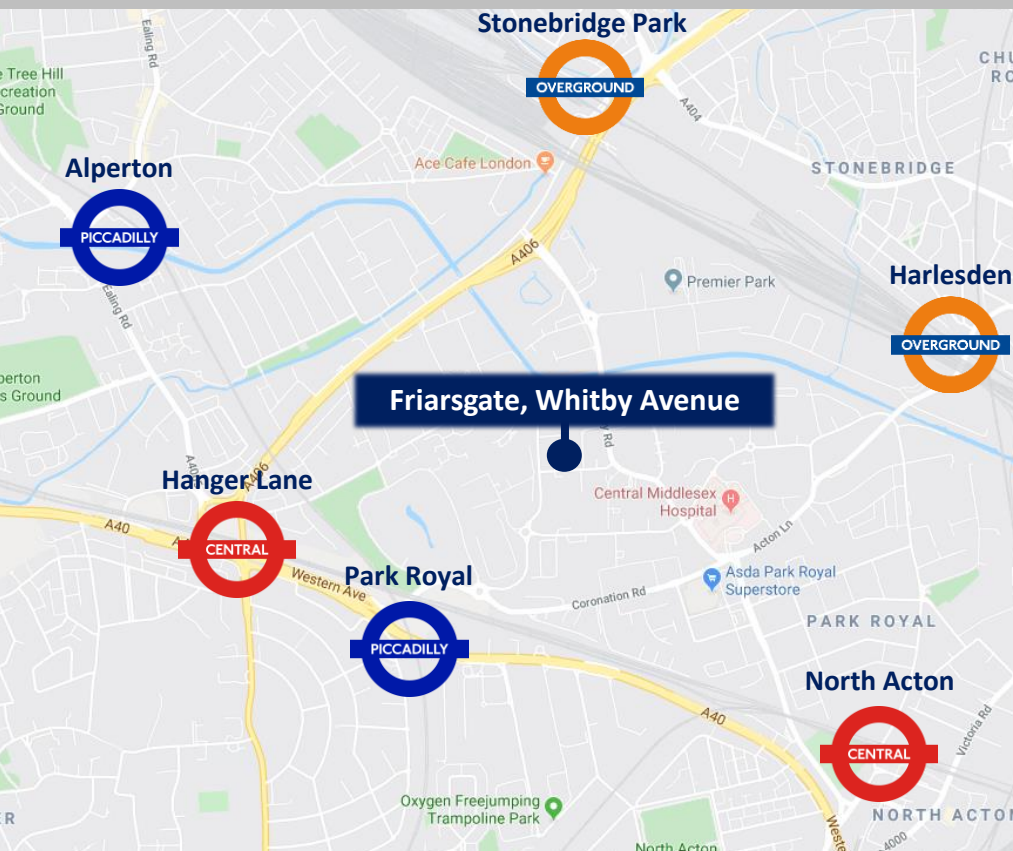


Unit 11D Friarsgate, 7 Whitby Avenue, Park Royal, London NW10 7SE

Location

Friarsgate is a well established industrial estate comprising a terrace of seven industrial units arranged over two floors, located directly off Whitby Way in Park Royal.

The property is within close proximity to the A406 North Circular and A40 Western Avenue. The closest tube station is Park Royal (Piccadilly Line) and Harlesden Railway Station and Hanger Lane Underground Stations are also nearby.



A40 – Western Avenue	0.6 miles
A406 – North Circular Road	1.0 mile
M1 – Junction 1	4.0 miles
Covent Garden – Central London	8.9 miles



Park Royal (Piccadilly Line)	0.7 miles
Hanger Lane (Central Line)	1.0 mile
Harlesden (Overground)	1.1 miles
North Acton (Central / British Mainline)	1.2 miles

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The Property

The unit comprises of a business unit of steel portal frame construction with 3.6m of clear internal height on the ground floor.

The first floor office accommodation has been fitted to a high standard including fitted cupboards, perimeter trunking, suspended ceiling, central heating and hard wood flooring.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse	960	89.2
First Floor – Offices	960	89.2
TOTAL	1,920	178.4



Amenities

The property benefits from the following amenities: -

Ground Floor Warehouse	First Floor Offices
Up & over loading door (3.2m x 3m)	CAT II lighting
2-3 car parking spaces	Wood flooring
3.6m clear height	Good natural light
Three phase power	Fire, security and CCTV system
Gas supply	Suspended ceiling
Kitchenette	Partitioned office / meeting room
WC & shower	Central heating

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Leasehold

A new FRI lease is available for a term to be agreed.

Rent = **£48,000 + VAT** per annum exclusive.

Freehold

Offers in excess of **£750,000 + VAT** for the freehold interest.

Rates

According to the Valuation Office website the current rateable value of the property is £23,500.

Rates payable 2019/2020 = approximately £11,844 per annum.

All applicants are advised to make their own enquiries through the London Borough of Brent billing authority.

Service Charge

A service charge is applicable in relation to the common areas of the estate. Further details available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: C (51)



Viewing

Strictly through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.



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