

3 Matrix Park Coronation Road Park Royal NW10 7PH



Key Feature:

- Warehouse
- Electric shutter (3.9 m x 5.00 m)
- Sodium lighting to warehouse
- Eaves 8.9m rising to 11.65m
- Offices
- Suspended ceiling with recessed light
- Carpeting

ASSIGNMENT OF 25 YEAR FRI LEASE(5 YEAR REMAINING) PASSING RENT £121,037 PER ANNUM

Willmotts (Ealing) Ltd, Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Location:

The premises are situated on the Matrix Estate, fronting onto Coronation Road in the heart of Park Royal Industrial Estate. Park Royal is one of the largest established industrial estates in the U.K. and benefits from excellent access to Central London via the A40 linking in turn to the M40, M25 and the national motorway network. Park Royal consists of a variety of occupiers and the nearest transport links are to be found at Park Royal Underground (Piccadilly Line) Station is within easy reach. Nearby occupiers include: BBC, Asda Superstore, Royal Gourmet UK

Description:

The property comprises a modern production / warehouse unit of brick and block construction to a steel portal frame. There are first floor offices to the front of the unit and part of the ground floor also affords store room & ancillary accommodation. The property benefits from allocated car parking spaces to the front of the premises. To the rear there is a service road and a full height electric roller shutter (3.9m X 5.0m) with associated loading apron. Our clients also have an informal arrangement with adjoining neighbours on additional parking space to the rear of the building.

User:

We believe the premises fall under Class B2/B8 Industrial and Storage of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (GIA) approximate dimensions: -

Warehouse/Offices	10,301 Sq.Ft (956.98 Sq M)
Mezzanine	1,884 Sq Ft (175.02 Sq M)
Total:	12,185 Sq ft (1,132.00Sq)

Rear Yard/Apron	3,008 Sq Ft (278.58 Sq M)
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Terms:

Assignment of our client's 25 year FRI lease dated 24th June 1999 with 5 yearly rent reviews. The next review is due on 25th November 2019. Current passing rent of **£121,037.00** per annum (£11.75 per Sq Ft) based upon agreed floor areas of 10,301 Sq.Ft (956.98 Sq M). **The rear mezzanine is a tenant improvement.**

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £100,000.00; however interested parties should make their own enquiries.

EPC:

Energy performance certificate is awaited for the premises. A copy of the EPC is available upon request.

Legal Fees:

Each party shall be responsible for its own legal cost, however the landlords reasonable legal costs shall be apportioned 50:50.

Viewing:

Strictly by prior arrangement with sole agent – Willmotts Chartered Surveyors

Contacts:

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