

TO LET

UP TO 23,000 SQ FT WITH TYPICAL FLOORS OF 4,500 SQ FT

AVAILABLE JUNE 2018

BLACK ARROW HOUSE

**2 CHANDOS ROAD
LONDON NW10**



LEVY

INTELLIGENCE IS OUR REAL ESTATE



BLACK ARROW HOUSE

Black Arrow House provides an opportunity for an occupier to acquire high quality office accommodation in a central Park Royal location.

The building is situated off Victoria Road, next to North Acton, providing the benefit of the underground via the Central Line and Overground via Willesden Junction along with great proximity to the M25, A40 and M40.

TRAVEL TIMES

Rail



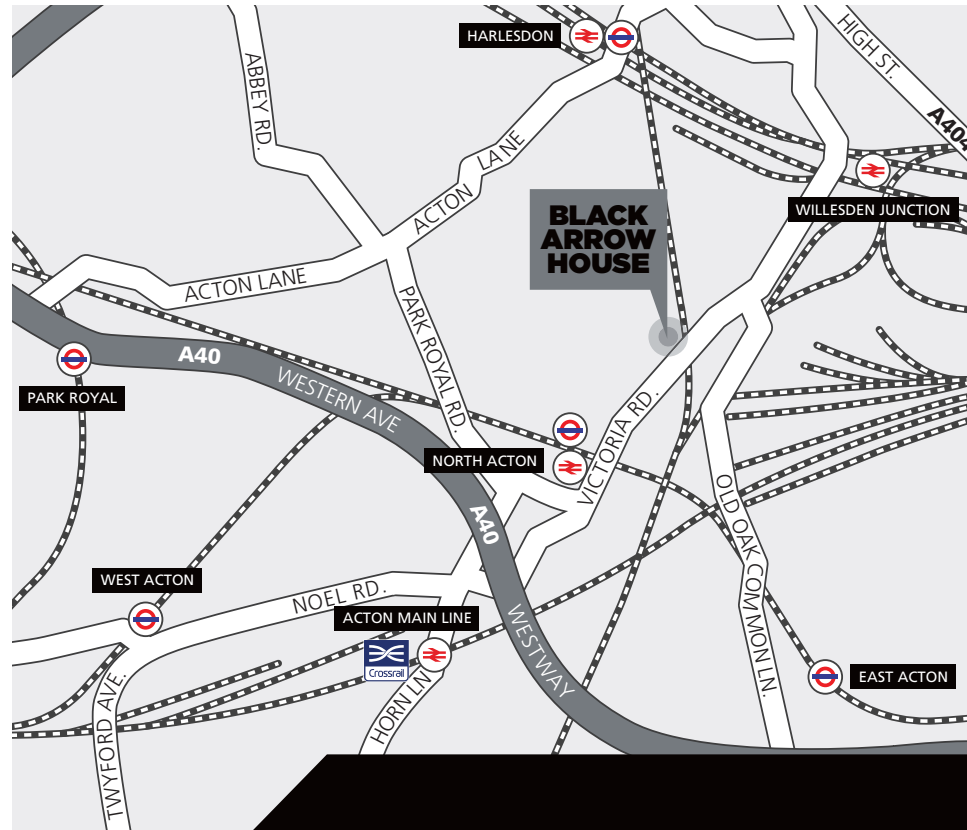
Ealing Broadway	6 minutes
Bond Street	18 minutes
Hammersmith	19 minutes
Heathrow	29 minutes

Road



M40	15 minutes
M25	20 minutes

The area of North Acton and Park Royal is currently undergoing significant development as a result of recent delivery of Imperial College University accommodation alongside independent residential led schemes which is evolving the retail and restaurant offering in the area. This is set to continue through the completion of Essential Living's mixed-use scheme at The Perfume Factory site, approximately 500m from Black Arrow House.



22,000 Sq ft. is provided over ground to 4th floors with typical floorplates of 4,400 Sq ft. providing opportunities to SME businesses to large corporations seeking a headquarters office presence.

The accommodation is currently fitted out to a high standard which can be made available as part of a new lease, or, as required, returned to a open plan specification.

SPECIFICATION

- 24 hour building security
- Extensive gated on-site car parking
- Excellent natural light to all floors
- Good ceiling heights throughout
- Male and Female WCs on each floor
- Air Conditioning with new plant from 2011



FLOOR PLANS

The floor plates are efficient rectangles with a single column line and natural light on the two main elevations giving an occupier maximum flexibility with their occupation.

LEASE TERMS

The accommodation is available on a new lease direct from the Landlord, either as a whole, or, on a floor-by-floor basis.

QUOTING RENT

£30.00 per Sq ft.

CONTACT INFORMATION

James Elliott

T: 020 7747 0143

james.elliott@levyllp.co.uk

Callum MacDonald

T: 020 7747 0142

callum.macdonald@levyllp.co.uk

Oliver Pardoe

T: 020 7747 0161

oliver.pardoe@levyllp.co.uk

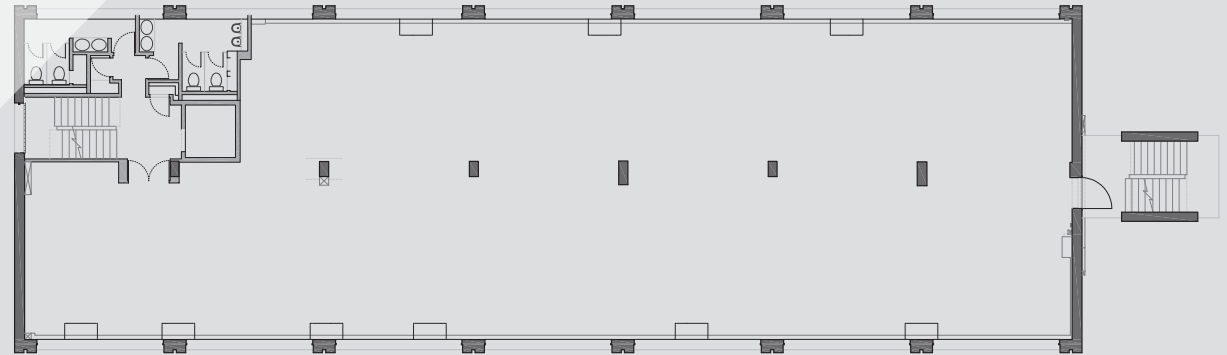


INTELLIGENCE IS OUR REAL ESTATE

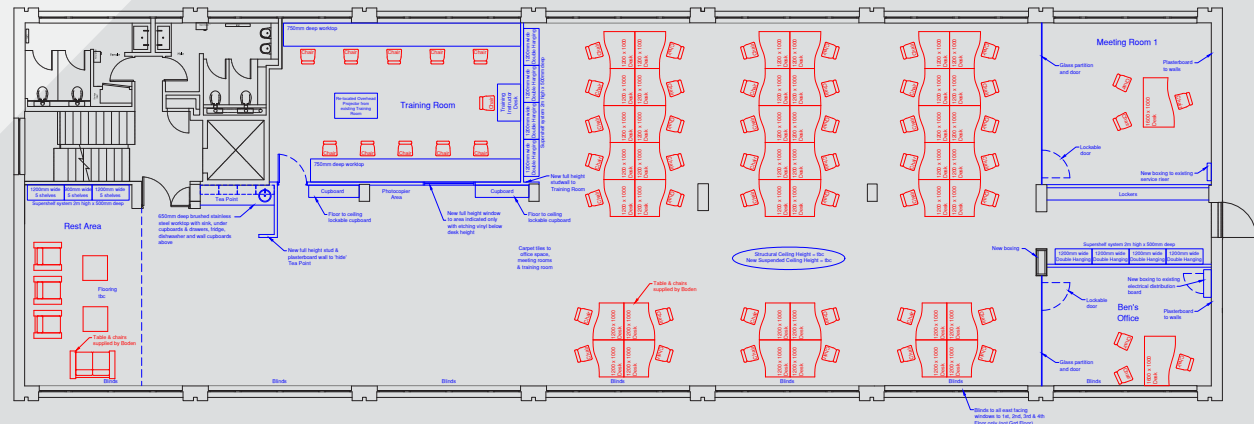
Misrepresentation Act 1967: These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Levy Real Estate LLP nor any of their employees any authority to make or give any representation or warranty relating to this property. It is requested that all negotiations be conducted through Levy Real Estate LLP. All terms quoted are exclusive of VAT. All floor areas approximate. All maps and plans are for indicative purposes only, and while believed to be correct do form part of any contract

LEVY: March 2018

TYPICAL FLOOR (THIRD FLOOR)



FITTED FLOOR AS-BUILT



© Produced by Barbican Studio 020 7634 9574