

COMMERCIAL PROPERTY CONSULTANTS
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TO LET

MODERN WAREHOUSE / INDUSTRIAL BUSINESS UNIT
APPROXIMATELY 2,100 SQ FT (195 SQ M)
UNIT 19, OLIVER BUSINESS PARK, OLIVER ROAD, PARK ROYAL, NW10 7JB



LOCATION:

The premises are situated in Oliver Road, on a modern estate of business units in the heart of Park Royal. The estate is approached from McNicol Drive and Central Way which is off Abbey Road, which connects with the North Circular Road (A406).

DESCRIPTION:

The premises comprise a modern, mid-terrace 2 storey business unit of brick and blockwork construction, with profile metal cladding having a curved insulated roof.

The ground floor comprises storage or light industrial accommodation having an internal height of approximately 13' 3" and has the benefit of fluorescent strip-lighting, 3 phase power, gas fired central heating, fire alarm system and security shutters to the windows, together with one disabled WC and wash hand basin.

Loading is provided by one up and over door approximately 7' wide x 7' high. There are 4 car parking spaces to the front of the unit.

The first floor comprises offices which have been partitioned to form two private offices and one open plan area, which have the benefit of carpeting, suspended ceiling with category II lighting, gas fired central heating, double glazing, window blinds, front door entry phone, sink unit and WC with wash hand basin.

<u>ACCOMMODATION:</u>	Warehouse / Industrial	1,050 sq ft approx (97.5 sq m)
	First Floor offices	<u>1,050</u> sq ft approx (<u>97.5</u> sq m)
	TOTAL	<u>2,100</u> sq ft approx (<u>195.0</u> sq m)

All floor areas are calculated on a gross external basis

TERMS

Lease: The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed, incorporating regular rent reviews.

Rent: £29,000 per annum exclusive.

RATES:

RV: £20,750 @ 48 pence in the £ (2015/16)
Payable: £9,960 pa

EPC RATING:

C (65) – Certificate available on request.

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:

DIAMOND ASSOCIATES
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(VAT, where applicable, may be added to any rents and prices quoted)

SUBJECT TO CONTRACT

(03/2016)

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