

VICTORIA ROAD

PARK ROYAL

TO LET
SELF-CONTAINED
INDUSTRIAL / WAREHOUSE UNIT

UNDERGOING A FULL REFURBISHMENT

97 Victoria Rd
London, NW10 6DJ

23,951 sq ft
(2,225.12 sq m)

VICTORIA ROAD



EPC Rating: A+
(targeted)



BREEAM Rating: Very Good
(targeted)



PV (photovoltaic) installation

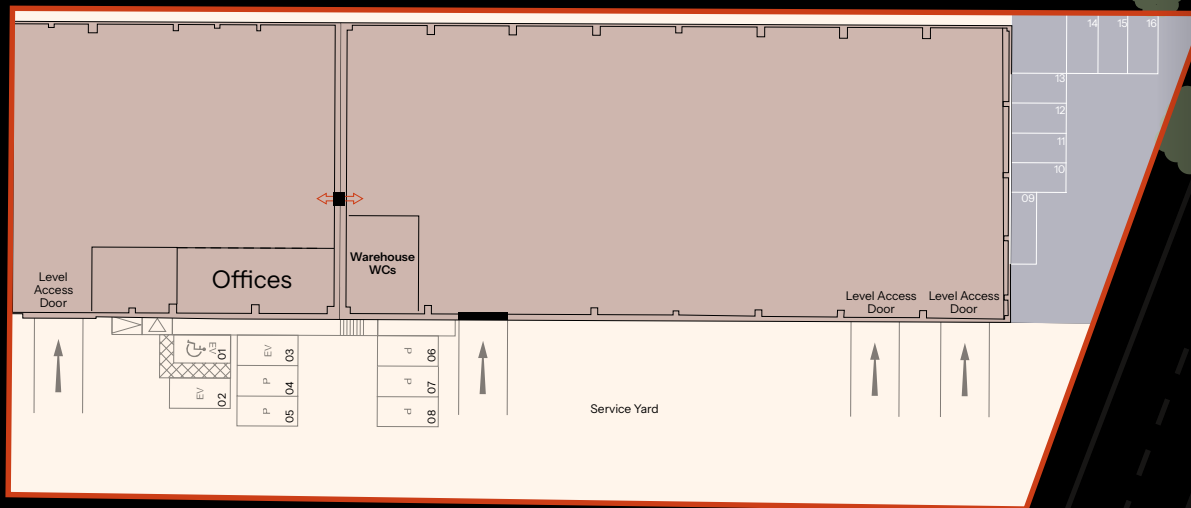


EV charging points



Supports future ESG priorities

UNDER REFURBISHMENT, EFFICIENT & FUTURE-FOCUSED



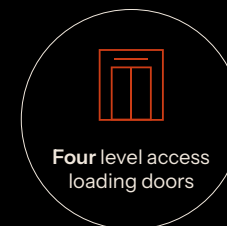
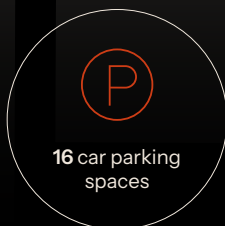
FLEXIBLE INDUSTRIAL ACCOMMODATION

The property comprises two interconnected units of steel portal frame construction with integral offices, offering practical and flexible accommodation suitable for a range of industrial, logistics or trade counter occupiers.

Clear internal eaves of approximately 5.5 metres provide excellent operational capacity, while four level access loading doors ensure efficient circulation and servicing.

ACCOMMODATION

Name	Sq ft	Sq m
Warehouse	22,038	2,047.40
Offices	1,913	177.72
Total	23,951	2,225.12



PRIME LOCATION

AT THE HEART OF PARK ROYAL

The property is located within the heart of Park Royal, one of London's most established and strategically important industrial locations. Victoria Road (A4000) is a principal arterial route through the estate, providing direct access to the A40, which offers fast eastbound routes into Central London and westbound connections to the A406 North Circular Road at Hanger Lane.

The surrounding area is home to a wide range of national, regional and local occupiers, reinforcing Park Royal's position as a key London industrial hub.

By Rail & Tube

North Acton (Central Line)	6 mins walk
Acton Mainline	15 mins walk
West Acton (Central Line)	0.5 miles
Willesden Junction (Overground & National Rail)	1 mile

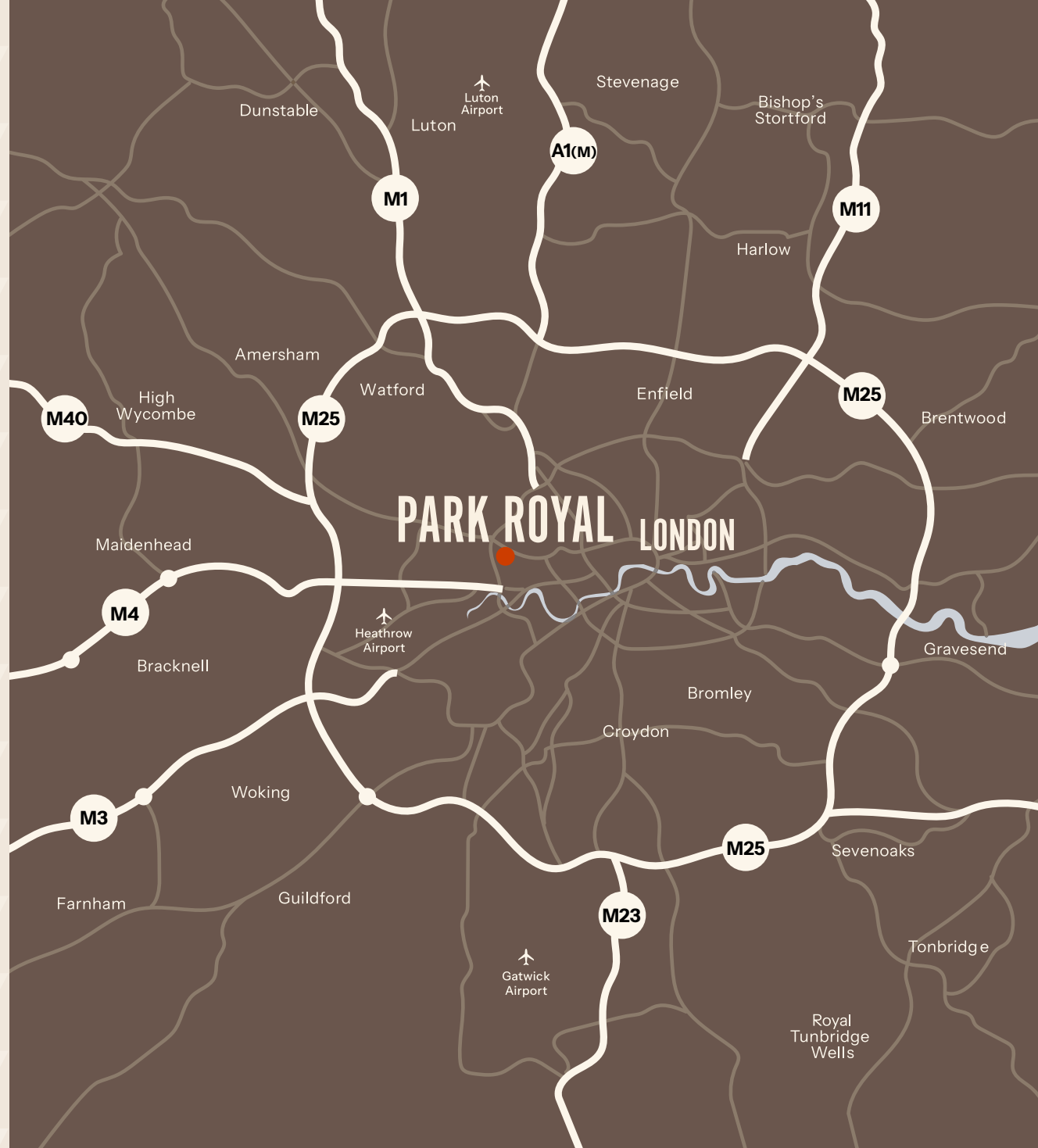
By Road

A40 (Gypsy Corner)	0.5 miles
A406 North Circular	2 miles
M4 (J1)	3.5 miles
M25 (J15)	14 miles
M1 (J1)	15 miles



WELL CONNECTED

Destination	Distance	Drive time
Central London (West End / City)	~9 miles	~25 mins
Canary Wharf (business / freight area, East London)	~13 miles	~35 mins
Heathrow Airport (major airport)	~13 miles	~20 mins
M25 Orbital Motorway (J16)	~14 miles	~25 mins
M1 Motorway (J1)	~5 miles	~10 mins
Port of Tilbury	~33 miles	~60 mins
London Gateway (DP World London Gateway Port)	~38 miles	~60 mins
Dover/Channel links (e.g., ferries/freight)	~85 miles	~1 hr 45 mins
Eurotunnel (Folkestone)	~110 miles	~2 hrs



IMAGES SHOW A SIMILAR REFURBISHMENT



Rent	Rent on Application
Rateable Value	£280,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Costs borne separately
EPC Rating	Target A+



VICTORIA ROAD

IMAGE SHOWS A SIMILAR REFURBISHMENT

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:

logix
PROPERTY

Callum Moloney

07815 692996
callum.moloney@logixproperty.com

Alex Kington

07717 704 538
alex.kington@logixproperty.com

Charlie Haddon

07960 355 053
charlie.hadden@logixproperty.com

logixproperty.com | 020 3855 5790

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