



Abbey Road Industrial Estate

Commercial Way | Park Royal | London | NW10 7XF

TO LET

Modern industrial/warehouse units located in the heart of Park Royal

A406
NORTH CIRCULAR

WEMBLEY
STADIUM

STONEBRIDGE
PARK



GARDEN HOUSE STUDIOS

Greencore

LA TUA PASTA

COMMERCIAL WAY

ABBEY ROAD



Outstanding transport links on your doorstep...

Park Royal is one of the most popular and accessible industrial locations in West London. The estate sits in a prominent position fronting Abbey Road and is within close proximity to the A406 North Circular Road, which links to Junction 1 of the M1 Motorway and the A40 Western Avenue. The A40 provides excellent access to Central London and the wider M40/M25/M4 motorways.

A number of underground stations are located nearby including Park Royal (Piccadilly Line), Hanger Lane (Central Line) and Stonebridge Park (Bakerloo and Overground).

Address:

Abbey Road Industrial Estate
Commercial Way, Park Royal
London, NW10 7XF



On bus routes
224 & 440

to Harlesden, Wembley
and Gunnersbury.



Close proximity
to A406 North
Circular



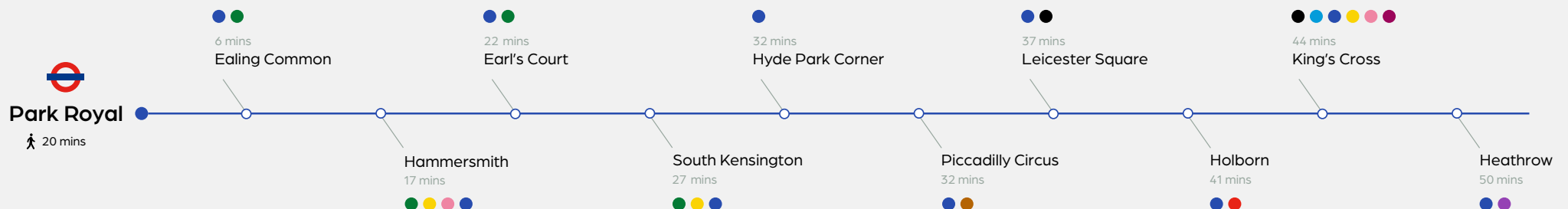
Four tube
stations

within a 25 minute walk

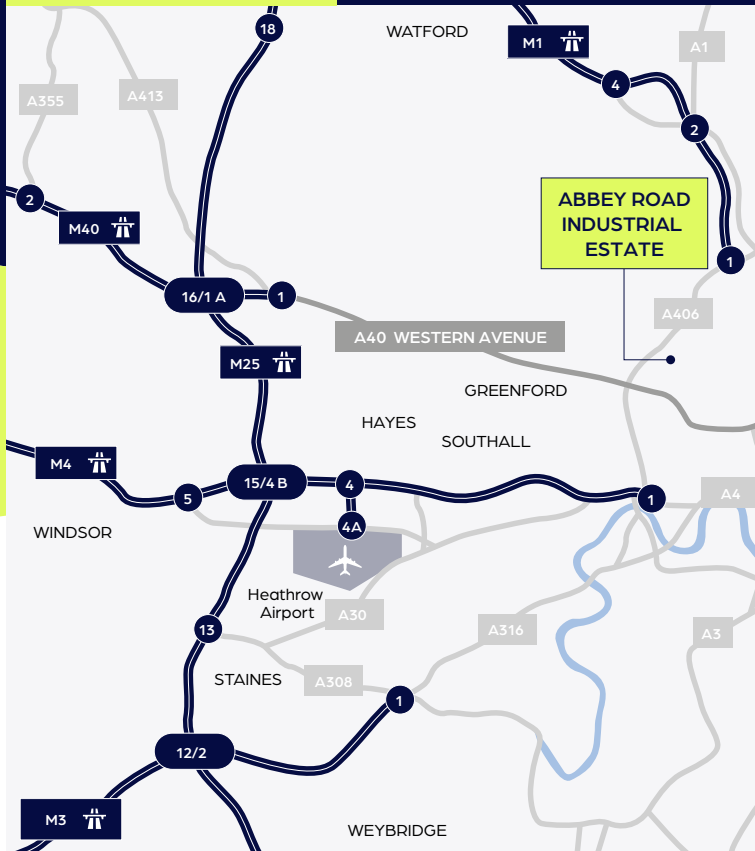


Heathrow
airport

approx 40 mins by road



POSTCODE: NW10 7XF



The estate is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket. Commercial Way is accessed off Abbey Road, which connects directly with the North Circular Road in both directions. The A40 Western Avenue is also within close proximity.

BY ROAD	miles
A406	0.6
A40	1.0
M4 (Junction 1)	3.7
M1 (Junction 1)	4.3
West End	8.2
M25 (Junction 16)	11.8

BY TUBE / RAIL	miles
Harlesden	1.0
Stonebridge Park	1.0
Park Royal	1.0
North Acton	1.1
Hanger Lane	1.2

BY AIR	miles
Heathrow Airport	11.9

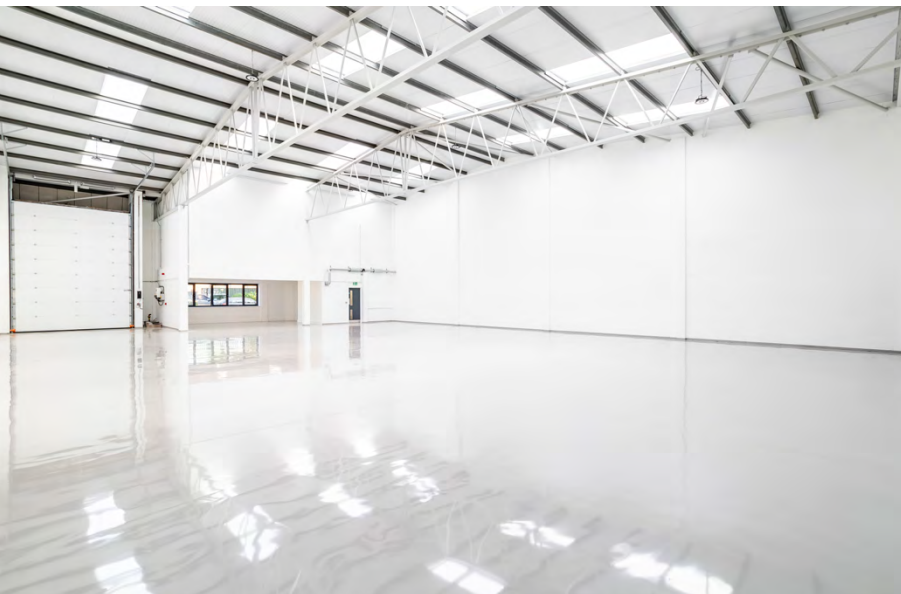
Source: Google Maps

Unit 5

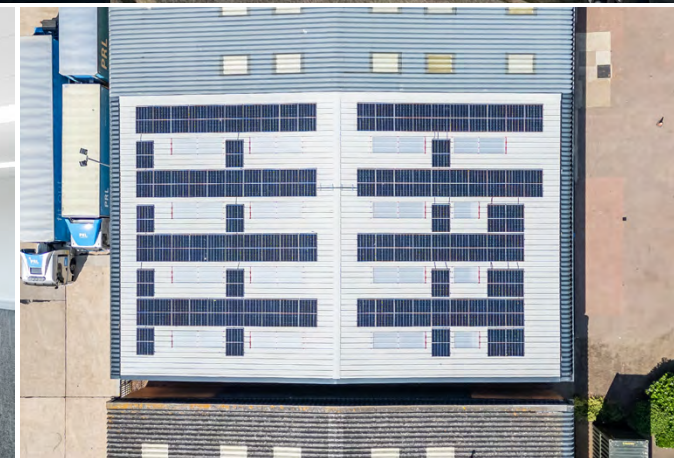
- Due to undergo refurbishment
- EPC targeted A+
- Approximate eaves height 5.5m
- First floor offices
- Forecourt with parking spaces
- Full height electric loading door
- PV panels installed to roof
- LED lighting

	SQ FT	SQ M
Ground Floor	5,548	515.4
First Floor Office	750	69.7
Total	6,298	585.1

All areas are approximate and measured on a Gross External basis



Images are indicative of final fit-out

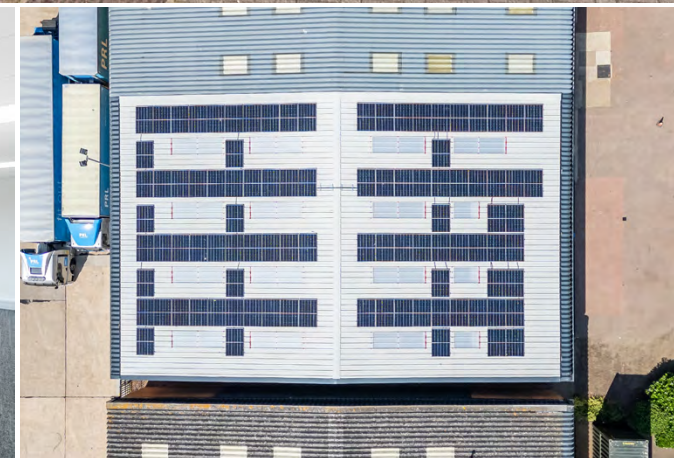
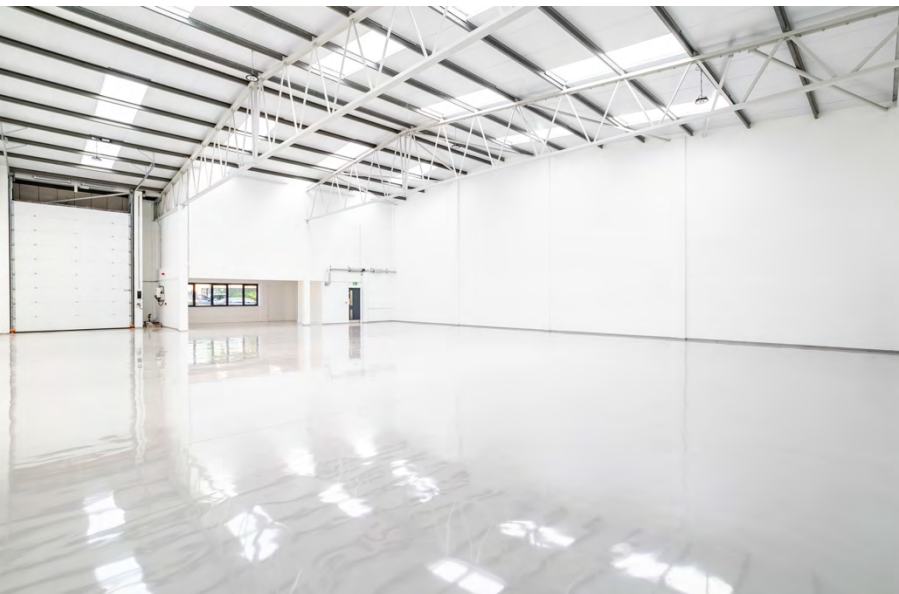


Unit 7

- Due to undergo refurbishment
- EPC targeted A+
- Approximate eaves height 5.5m
- First floor offices
- Forecourt with parking spaces
- Full height electric loading door
- PV panels installed to roof
- LED lighting

	SQ FT	SQ M
Ground Floor	5,569	517.3
First Floor Office	764	71
Total	6,333	588.3

All areas are approximate and measured on a Gross External basis



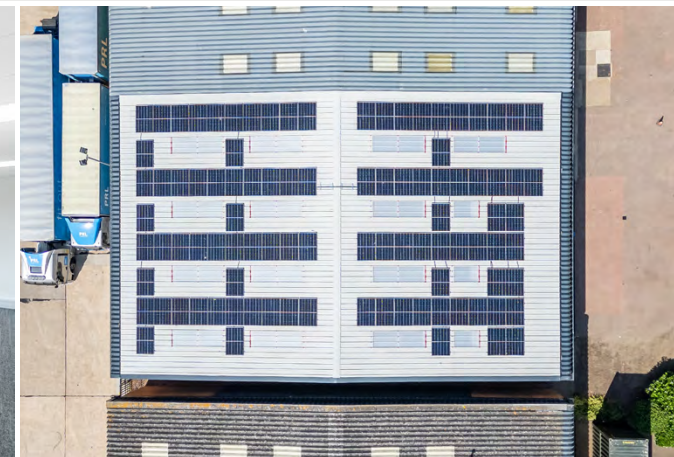
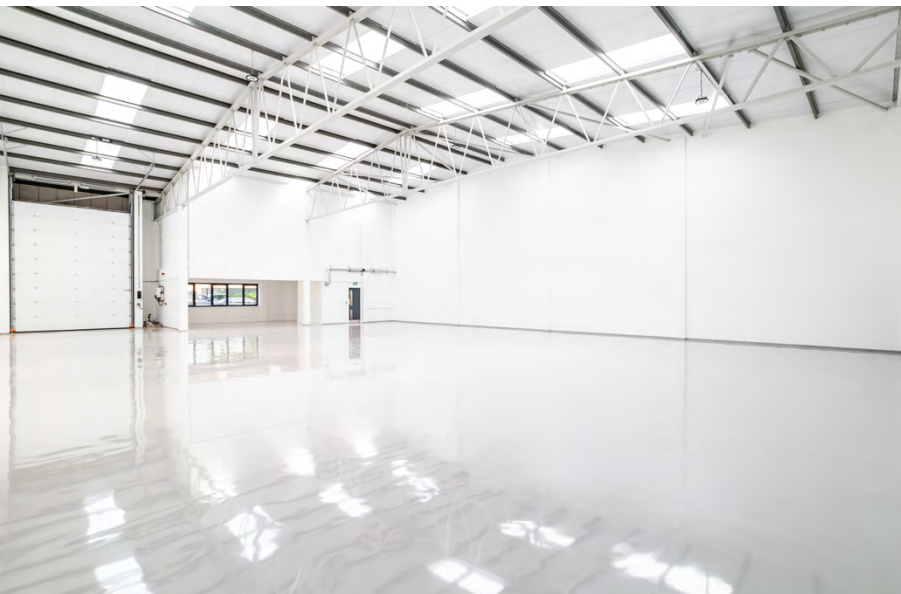
Images are indicative of final fit-out

Unit 8

- Recently refurbished
- EPC A+
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- PV panels installed to roof
- EV charging point
- LED lighting

	SQ FT	SQ M
Ground Floor	5,281	491
First Floor Office	769	71
Total	6,050	562

All areas are approximate and measured on a Gross External basis

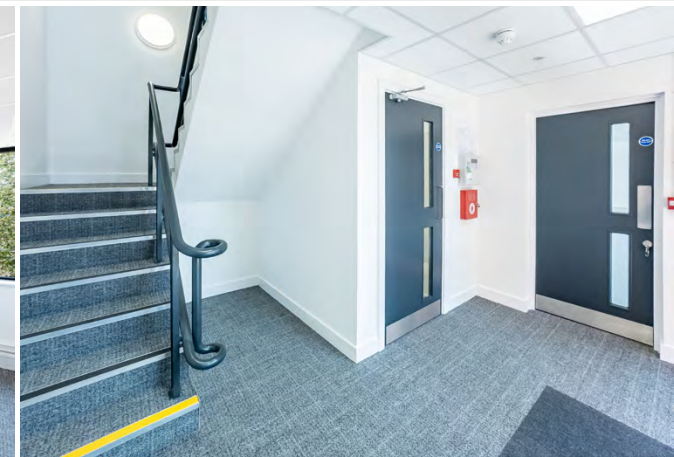


Unit 15

- Recently refurbished
- EPC B
- Eaves height of 5.5m rising to 8m at the apex
- Allocated parking spaces
- Full height electric loading door
- PV panels installed to roof
- EV charging point
- LED lighting

	SQ FT	SQ M
Ground Floor	4,574	425
First Floor Office	769	71
Total	5,343	496

All areas are approximate and measured on a Gross External basis

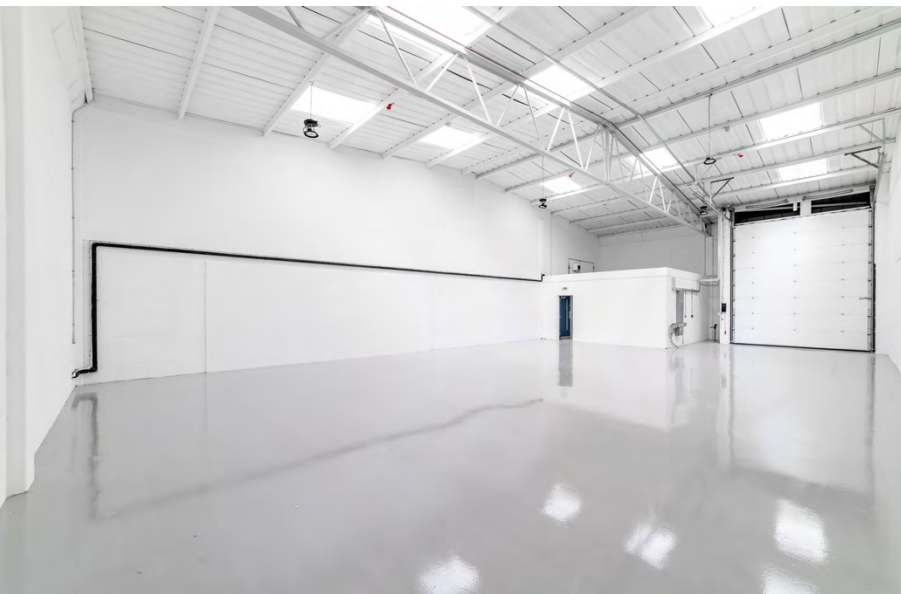


Unit 18

- Refurbishment recently completed
- EPC B
- Approximate eaves height 5.5m
- Forecourt with approx 5 parking spaces
- Full height electric loading door
- LED lighting

	SQ FT	SQ M
Unit 18	2,510	233.2

All areas are approximate and measured on a Gross External basis

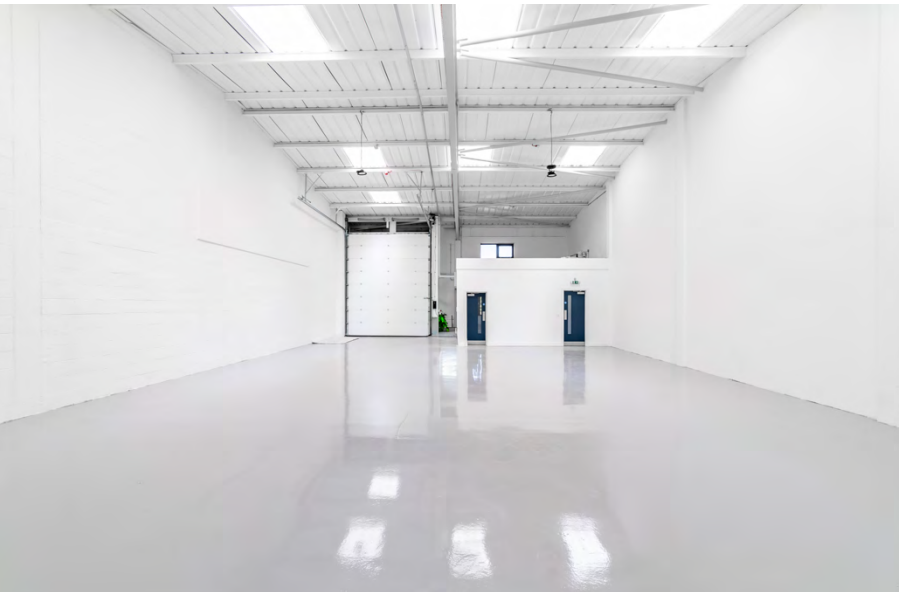


Unit 20

- Refurbishment recently completed
- EPC B
- Approximate eaves height 5.5m
- Forecourt with approx 5 parking spaces
- Full height electric loading door
- LED lighting

	SQ FT	SQ M
Unit 20	2,568	471.8

All areas are approximate and measured on a Gross External basis





Loading to the front of each unit



24/7 access



Ground and/or first floor office space



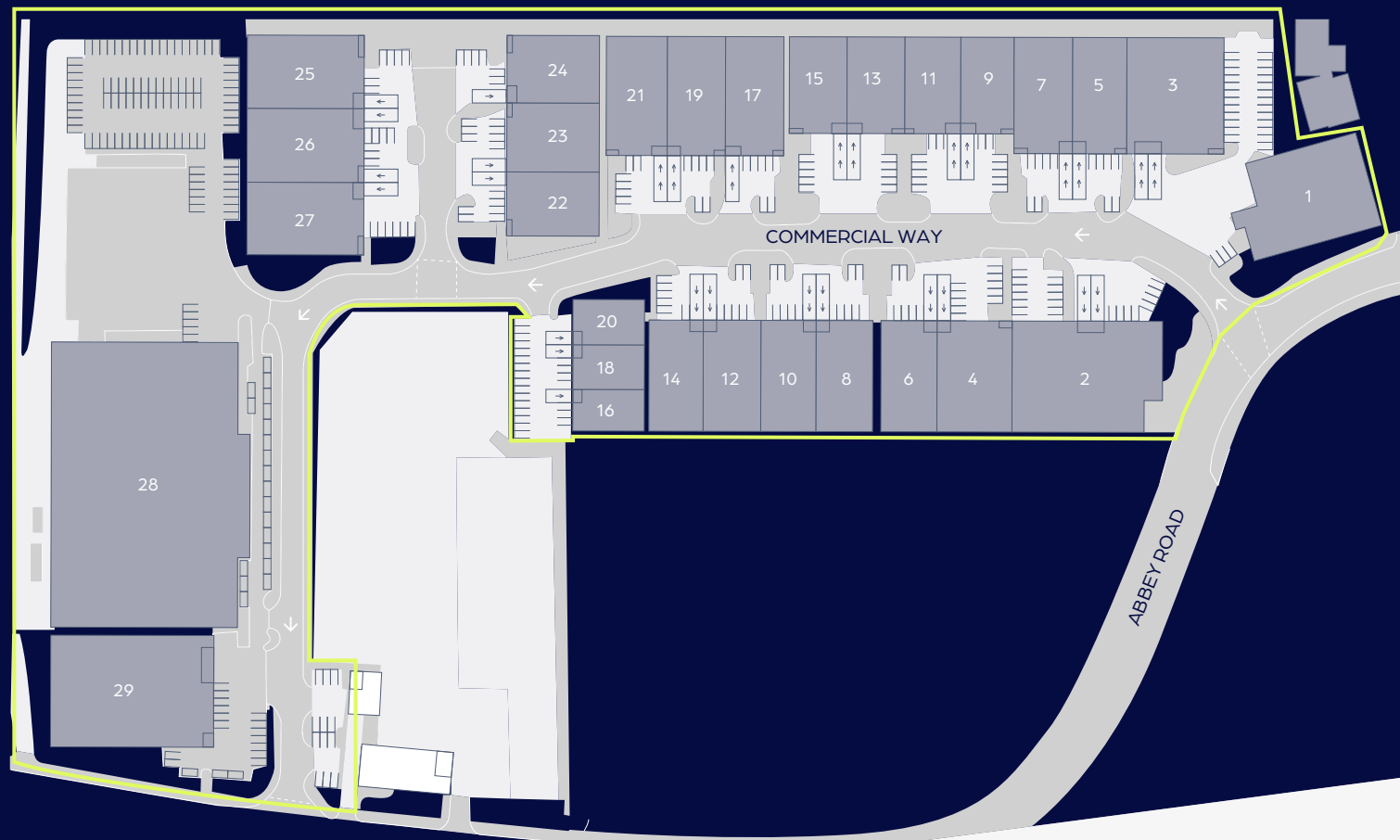
Allocated parking

Terms

Units available to rent by way of new full repairing and insuring leases.

Business Rates

Occupiers are invited to make their own enquiries with the Valuation Office VOA.



For viewing and further information, please contact the joint sole agents:

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