

UNITS TO LET

2,401 - 4,866 ft²



CLOSE PROXIMITY
TO THE A40
WESTERN AVENUE



4.35 M
EAVES HEIGHT



WALKING DISTANCE TO
NORTH ACTON TUBE &
HARLESDEN STATION



www.ipif.com/sunbeam

INDUSTRIAL / WAREHOUSE UNITS TO LET

SUNBEAM INDUSTRIAL ESTATE
PARK ROYAL, LONDON, NW10 6JP

IPIF



LOCATION

The properties are located on the Sunbeam Industrial Estate, off Sunbeam Road, in Park Royal. Sunbeam Road leads directly on to Chase Road which has direct access from the A40 Western Avenue.

SPECIFICATION

Each unit comprises of:

- 4.35 m clear height
- Roller shutter loading door
- LED lighting to the warehouse
- 1 x WC
- 3 phase power

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

	M ²	FT ²
UNIT 2	223	2,401
UNIT 3	229	2,465
COMBINED TOTAL	452	4,866

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

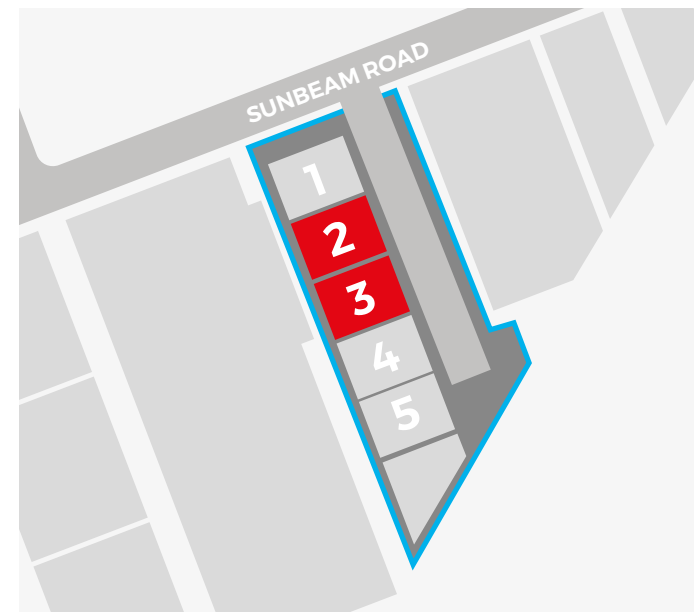
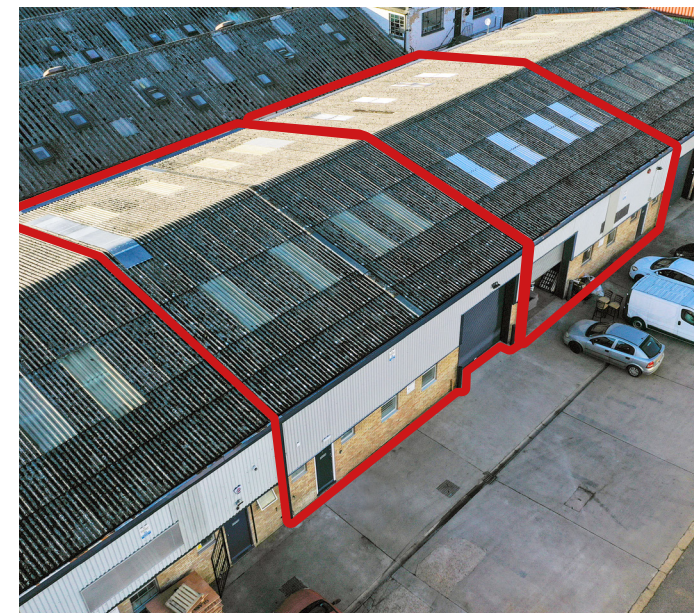
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the Landlord



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