



185 PARK AVENUE

PARK ROYAL, NW10 7XH

FREEHOLD WAREHOUSE & INDUSTRIAL INVESTMENT
WITH GATED FORECOURT PARKING / LOADING

FOR SALE – 9,539 SQ FT / 886.25 SQ M

RIB
Robert Irving Burns

Alexander
Lawson
Surveyors

ACTING ON BEHALF OF RECIEVERS



LOCATION

The property is located on Park Avenue, accessed off the A406 North Circular Road which provides a direct route into North London and the M1 motorway. Access to Central London is directly achieved via the A40 Western Avenue, with wider motorway networks in close proximity being the M40, M25 & M4.

Hanger Lane (Central Line) and Stonebridge Park (Bakerloo Line) Underground Stations are both within close proximity of the property, further providing ease of access into Central London. Various bus routes also service the area.

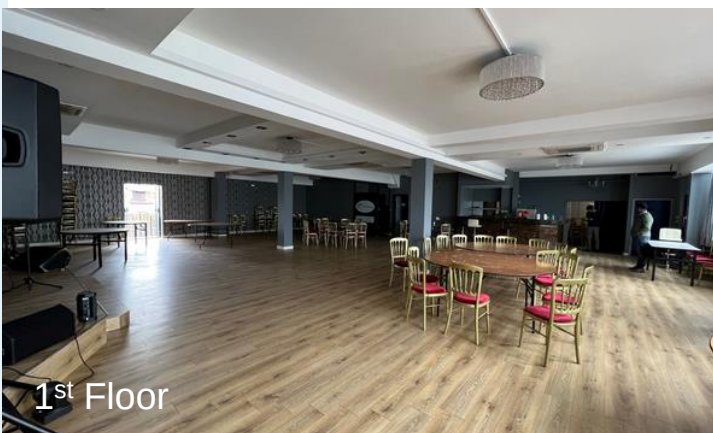
DESCRIPTION

The property comprises a warehouse over ground floor with ancillary upper floors and a secure forecourt with parking/ loading. The property benefits from a single roller shutter measuring approx. 3.65m in height. The floor to ceiling heights range from approx. 2.30m – 4.60m on the ground floor, along with approx. 3.0m and 3.15m over the first and second floors respectively.

The premises benefits from a gated forecourt / parking, providing loading facilities, as well as a goods lift servicing all floors which can hold up to 22 passengers.

SPECIFICATION

- Securely gated front yard
- Numerous car parking spaces
- WC & Kitchen facilities on each floor
- Floor outdoor terrace



FLOOR AREA		
FLOOR	SQM	SQFT
Ground Floor	283.40	3,050
Mezzanine	160.92	1,732
First Floor	268.53	2,890
Second Floor	173.40	1,867
TOTAL	886.25	9,539

LEASE INFORMATION

The property is single let in its entirety to Hadera Limited who are a food and beverage wholesaler, on a 10 year lease from 6th August 2021 at a rent of £130,000 pa. There is a rent review on 6th August 2024 and every 3rd anniversary at open market rent.

EPC

TBC.

LEGAL COSTS

Each party is to bear their own legal costs.

TENURE

Freehold, subject to the occupational lease.

PRICE

Upon Application.

VAT

The property is elected for VAT and may be treated as a TOGC (Transfer of Going Concern).

CONTACT

Viewings and further information can be obtained from Joint Sole Agents of **ALEXANDER LAWSON** and **ROBERT IRVING BURNS**.

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