



## 151-153 Acton Lane

Park Royal, London, NW10 7PB

### Freehold industrial unit for sale with vacant possession

**7,796 sq ft**

(724.27 sq m)

- Excellent connectivity to the A40 and the A406 North Circular Road
- Located within London's largest business park
- 12 parking spaces
- Large forecourt
- Site area 0.138 ha 0.34 acres
- OIEO £1,750,000 excl, VAT invited on an unconditional basis

Summary

|                |                                |
|----------------|--------------------------------|
| Available Size | 7,796 sq ft                    |
| Price          | Offers in excess of £1,750,000 |
| Rateable Value | £67,500                        |
| EPC Rating     | Upon enquiry                   |

Description

The unit comprises a part single storey workshop and a warehouse with a part storage mezzanine, making it suitable for a variety of industrial uses. The workshop & warehouse feature brick elevations and a pitched steel trussed roof, clad with corrugated metal and plasterboard insulation. The property is clad in corrugated metal, with a large sliding shutter door providing access to the workshop area. To the front of the property, there is a large forecourt with c. 12 marked parking spaces.

Location

The property is prominently situated on Acton Lane within the heart of Park Royal, a well established industrial and business district. Positioned 1.5 miles from both the A40 Western Avenue and the A406 North Circular Road, the unit benefits from excellent connectivity to Central London, the wider Greater London region, and key motorway routes including the M1, M4, and M25.

Park Royal is a strategic industrial hub, home to a wide range of occupiers across the logistics, trade, food production, and manufacturing sectors. The immediate area is predominantly occupied by industrial and trade-counter users, with major national and international businesses located nearby including Kings, Plumbase, Morrells, Amazon, John Lewis, Ocado and a McVitie’s factory nearby.

Accommodation

The accommodation comprises the following areas:

| Name      | sq ft | sq m   |
|-----------|-------|--------|
| Ground    | 6,182 | 574.33 |
| Mezzanine | 1,614 | 149.95 |
| Total     | 7,796 | 724.28 |

Viewings

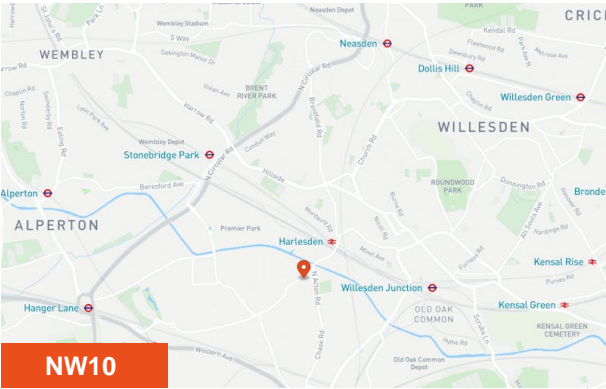
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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Area : 1358.61 m<sup>2</sup> (14623.9 ft<sup>2</sup>)