



To Let

**Abbey Road Industrial Estate, 13 Commercial Way,
NW10, London, NW10 7XF**

**Prime Self Contained Industrial Premises
Park Royal
5,287 sq ft without Mezz / 8,753 sq ft Including Mezz**

Overview.

Prime Self Contained Industrial Premises Park Royal 5,287 sq ft without Mezz / 8,753 sq ft Including Mezz

Location.

The estate is located on Commercial Way, directed off Abbey Road, which is a short drive to the A406. The estate is within walking distance of various tube stations including Hanger lane, Stonebridge Park, Park royal and Harlesden.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,521	420.01	Available
Mezzanine	3,466	322	Available
1st	766	71.16	Available
Total	8,753	813.17	

Financials.

Passing Rent £93,884.25 per annum

Rates Payable £28,930 per annum

Service Charge £15,240 per annum

EPC Rating D (85)

Terms.

Assignment of the existing lease expiring 31 Jan 2028 outside the L&T Act 1954.

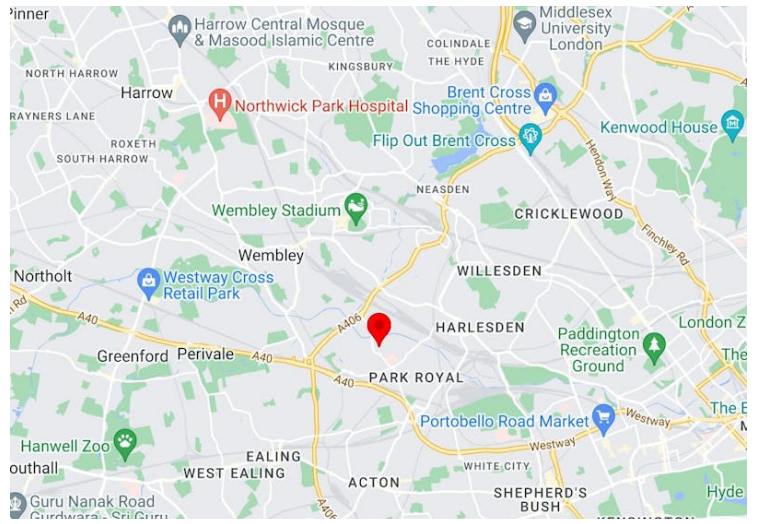
Alternatively a new lease may be available direct from the Landlord on terms by arrangement.

Contacts.

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