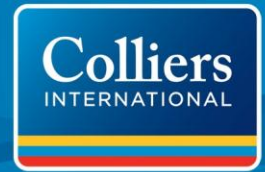


TO LET

## Flexible Business Accommodation



## 98 Victoria Road, Park Royal, London, NW10 6NB

- Ability to be self-contained
- Ability to share access and use receptionist
- Air conditioning
- 6 allocated car parking bays

5,800 sq ft (539 sq m)

### CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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[akhtar.alibhai@colliers.com](mailto:akhtar.alibhai@colliers.com)

Or our joint agents:

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Smith Young Real Estate  
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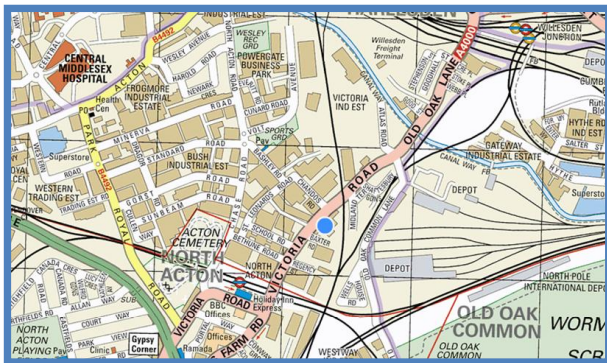
[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

# 98 Victoria Road, Park Royal, London, NW10 6NB



## LOCATION

The property is 400 Metres from Gypsy Corner, allowing fast access on to the A40, from which there is a direct route into Central London to the East and the wider motorway network to the West. North Acton London Underground Station is 300 metres away providing a journey time of 18 minutes into the West End and 25 minutes into the City. Willesden Junction is also within walking distance providing an over-ground service to most areas of London.



## DESCRIPTION

The building offers an excellent opportunity for any potential showroom, office or storage operator. The property is situated with direct frontage on to Victoria Road, one of the arterial roads within Park Royal. Victoria Road is considered the most important business hub in Park Royal. There is an exciting blend of SME's and multi-national companies varying in sectors from food, film, distribution, creative, trade and new technology. Benefits include:

## KEY FEATURES

- W.C.
- Kitchenette
- Ability to be self-contained
- Ability to share access and use receptionist
- Air conditioning

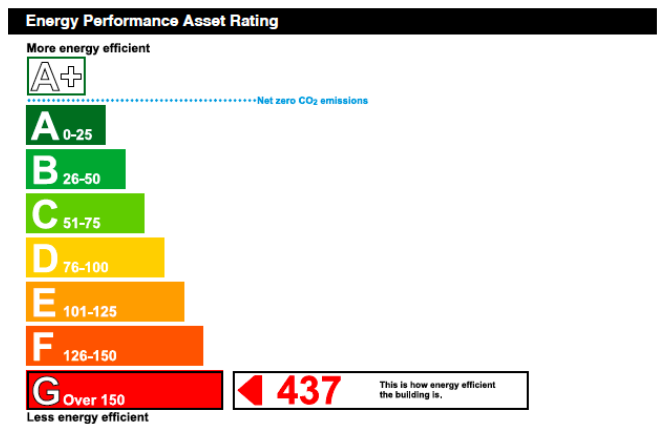
- 6 allocated car parking bays
- Recessed Lighting

## FLOOR AREAS

The property has the following approximate gross internal floor areas:

Ground Floor	5,800 sq ft	/	538.84 sq m
<b>TOTAL</b>	<b>5,800 sq ft</b>	<b>/</b>	<b>538.84 sq m</b>

## EPC RATING



## TENURE

Leasehold

## RENT

Upon application

## RATEABLE VALUE

Interested parties should contact the relevant local authority

## LEGAL COSTS

Each party to bear their own legal fees

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

07/08/2013

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