david charles
property consultants

TO LET

Unit 4 Heron Trading Estate

Alliance Road, Park Royal, W3 0RA

Open plan warehouse with office and mezzanine space.

4,047 sq ft
(375.98 sq m)

- Clear Open Plan Layout
- Minimum Eaves Height 5.8m Rising To 7.3m At The Roof Apex
- Ancillary Offices & W/Cs
- Dedicated Loading Bay
- Concrete Floor
- Allocated Car Parking Spaces
- Translucent Roof Panels
- Direct Access To A40 Western Avenue
- Close To Park Royal Underground Station

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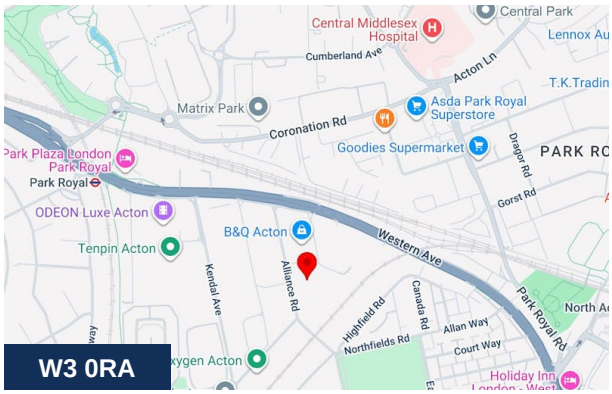
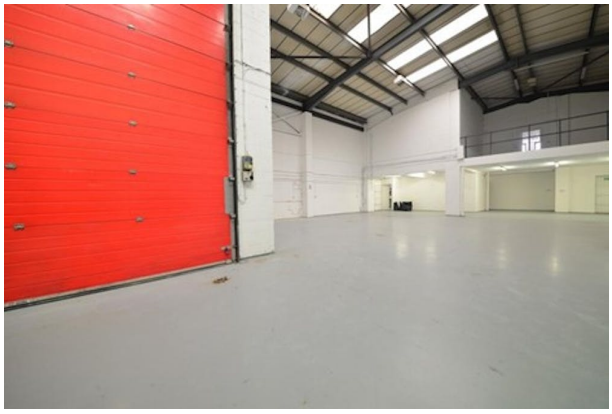
Summary

Available Size	4,047 sq ft
Rent	£97,128 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C





Description

Unit 4 offers a practical mix of warehouse, office and mezzanine space. The ground floor warehouse is clean and functional, ideal for storage or light industrial use, and is accessed via a full-height electric roller shutter, providing an efficient working environment with good ceiling height.

Above the warehouse, a bright and spacious first-floor office benefits from great natural light and wood-effect flooring. The unit also features a useful mezzanine level overlooking the warehouse floor, providing additional space for storage or operational flexibility.

Location

Located in Park Royal nearby to number of estates, Royal Leisure Park, Kendal Avenue, and Dukes Road. The unit offers direct access to A40 Western Avenue and nearby to Park Royal Underground Station.

Viewing & Further Information

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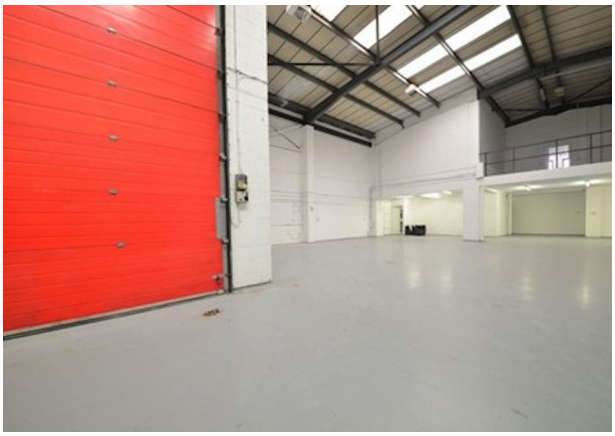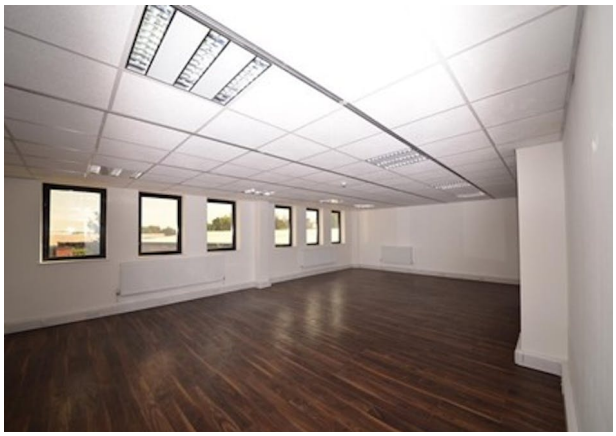
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