DUTCH & DUTCH

020 7794 7788
dutchanddutch.com

Detached Park Royal Industrial / Warehouse Building

16 STEELE ROAD

Park Royal, NW107AS

Industrial

TO LET

2,580 sq ft

(239.69 sq m)

- Forecourt parking for 2-3 cars with additional parking to the side of the building
- Excellent warehouse ceiling height of 18.15-15.49 feet
- Ground and mezzanine offices
- Concertina loading door with excellent loading area
- 3 phase power
- Small rear area
- Walking distance to Harlesden Overground Station

16 Steele Road, Park Royal, London, NW107AS

Summary

Available Size	2,580 sq ft
Rent	£52,500 per annum
Rates Payable	£10,112 per annum
Rateable Value	£19,750
EPC Rating	E

Description

16 Steele Road is a detached single story industrial / warehouse building build around 27 years ago, the building is constructed of brick with a corrugated insulated roof incorporating translucent panels and parking to the front and side.

The property is arranged over ground and mezzanine floors, with both floors benefiting from office space. The offices have wood laminate flooring, integrated spot lights, electric heaters, W/C's, kitchenette and direct access from Steele Road.

The rear warehouse benefits from approximately 1,875 sqft of clear open plan space with excellent clear ceiling heights of 15.50 foot rising to 18.15 foot. Access to the warehouse is via a dedicated loading area to the side of the building and a full height concertina roller shutter. The warehouse also benefits from concrete floors, gas blower heater, translucent roof tiles and strip lighting.

Location

The property is located in a central Park Royal location off Barrett's Green Road close to Acton Lane. With excellent road access to the A40, A406 and the M40 and wider motorway networks to the West.

Accommodation

The accommodation comprises of the following

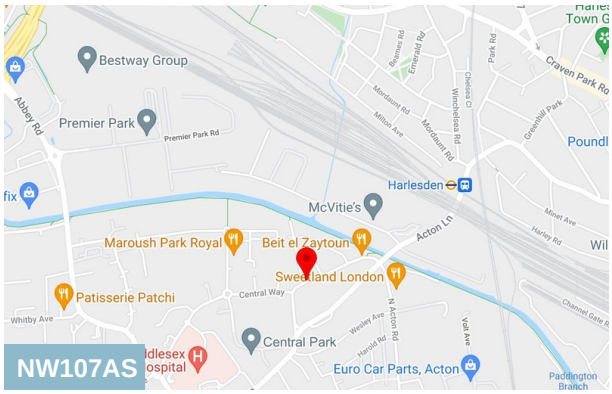
Name	Sq ft	Sq m	Availability
Ground	2,226	206.80	Available
Mezzanine - office	354	32.89	Available
Total	**2,580**	**239.69**	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

A new Full Repairing and Insuring lease for a term by arrangement.



Viewing & Further Information

Peter Wilson
0207 4439862 | 07896678182
peter@dutchanddutch.com

Reuben Barnard
02081593004 | 07380919319
reuben@dutchanddutch.com

More properties @ dutchanddutch.com

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