

The Pilot Industrial Centre, 5-9 School Road, London NW10 6TD

Self-contained, Last Mile Logistics Facility – Available To Let



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Location

The Pilot Industrial Centre is located in Park Royal in the London Borough of Ealing, which is widely regarded as London's premier last mile logistics location. The property is strategically positioned at the South-Eastern corner of Park Royal Industrial Estate, one of the closest and well-connected commercial locations to Central London available.

Victoria Road provides direct access to the A40 Western Avenue 0.5 miles (0.8 km) to the south via the major Gypsy Corner junction. In turn, this provides excellent connectivity to Central London 6.8 miles (10.9 km) to the South East and the North Circular (A406) 2 miles (3.2 km) to the west.

North Acton Underground station is within a 6-minute walk from the property offering access to the Central Line. Acton Main Line and Old Oak Common are also in walking distance provide access to the Elizabeth Line.

Description

The Pilot Industrial Centre comprises of a terrace of three industrial units situated on a fully self-contained site of 1980's build, which can be split into three separate units or taken as the whole. The building is of steel portal frame construction with part profile metal cladding and part brick elevations, with office accommodation provided on both Ground and First Floor levels. Loading is by way of 3 surface level access loading doors which provide access to a self-contained yard of 29m depth. The site itself extends to 1.505 acres (0.61 hectares) providing a low site coverage of 58%.

Amenities

- C.5m eaves height
- Refurbishment prior to occupation
- Three level access loading doors
- Self-contained secure yard
- 29m yard depth
- WC's
- Welfare facilities
- 3 Phase Power
- All mains services
- Low site coverage
- 24x7 access

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Accommodation (GIA)

Description	sq ft	sq m
Unit 1 Warehouse	12,340	1,146.4
Unit 1 Office	2,600	241.5
Total	14,940	1,378.9
Unit 2 Warehouse	12,340	1,146.4
Unit 2 Office	2,600	241.5
Total:	14,940	1,378.9
Unit 3 Warehouse	12,340	1,146.4
Unit 3 Office	2,600	241.5
Total:	14,940	1,378.9

Connectivity

Central London	8.5 miles
A40	1.0 mile
A406	1.2 miles
North Acton (Central Line)	5 min walk
Acton Mainline	15 min walk

Rates

Local Authority – London Borough of Ealing

The rateable value of the subject promises is £267,500 per annum. Interested parties are advised to contact the London Borough of Ealing regarding the exact rates payable.

EPC

A copy of the EPC is available upon request.

Site Plan

Not to scale, indicative only.



Quoting Rent

Price upon application.

Service Charge

To be confirmed.

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

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