



MAYGROVE ESTATES

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Tel: 020 8997 4026

To let

Retail Unit, Royal Park Station
W5 3EL

Places
for
London

 The TfL Property
Company

Park Royal is a London Underground station in northwest London, on the Uxbridge branch of the Piccadilly line. The station is in Travelcard Zone 3. Park Royal is home to Park Royal business park, the largest business park in London with approximately 500 food companies, employing more than 15,000 people.

The unit benefits from an internal frontage and external frontage which is located immediately adjacent to the station entrance. A variety of independent retailers and restaurateurs are situated nearby.

Zone 3

Piccadilly Line Underground
station

1.65 million

Annual Station Footfall



Description:

The unit benefits from a glazed frontage into the station, and also externally onto Hanger Green. The unit is partially fitted to a good standard and includes a main trade area, several meeting rooms, kitchenette and WC.

Unit Size:

Ground: 855 sq ft (79.43 sq m)

Services:

Power, Water & Drainage.

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be £23,000 pax or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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Matthew Englander
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