

PROMINENT CLASS E FREEHOLD FOR SALE

PARK ROYAL

1 ABBEY ROAD

Description

Park Royal, located in northwest London, is one of Europe's largest business parks, spanning over 1,200 acres. Known for its excellent transport links, the area is currently undergoing significant redevelopment to blend modern residential projects with green spaces.

The property is a prominent detached building on the junction of Abbey Road and Coronation Road.

Please refer to the attached aerial view for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first floor ancillary space, providing the following approximate areas:

Ground Floor Sales	1,142 sq. ft. (106.09 sq. m)
Ground Floor Ancillary	722 sq. ft. (67.08 sq. m)
First Floor Ancillary	867 sq. ft. (80.54 sq. m)
Total	2,731 sq. ft. (254.71 sq. m)

The property benefits from 4 parking spaces.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£320,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£21,250
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 88. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Will Civil **07950 700182**
will.civil@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



Subject to Contract



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For further information and to register and stay up-to-date with this property please click the image blow.

