



VISRAM HOUSE, CENTRAL MIDDLESEX HOSPITAL, PARK ROYAL, LONDON NW10 7NS

4,660 SQ FT / 432.93 SQ M

TOTAL AVAILABLE | 3 REMAINING UNITS | CLASS E

New Retail / Leisure Units To Let on New Leases

Available individually or combined

JOINT SOLE AGENTS

James Andrew International | Stephen Kane & Company

**JAMES ANDREW
INTERNATIONAL**

LOCATION

The units are situated directly adjacent to the main entrance to Central Middlesex Hospital, alongside a new bus terminal and public car park and sit diagonally opposite an ASDA Superstore.

Unit 1 has been let to Greggs, Unit 2 let to Chaiiwala with the upper floors comprising 99 assisted living units. Park Royal is home to approx. 2,000 businesses and 40,000 employees with the hospital comprising 214 beds and over 500 staff together with numerous daily visitors. The area is well served by public transport with several stations included North Acton, Harlesden, Park Royal and Hanger Lane all situated nearby.

TERM

The units are available by way of new leases for terms to be agreed.

RENT

Offers invited in the region of £25/sq ft per annum exclusive.

ACCOMMODATION

The development comprises 3 remaining units arranged over ground floor and suitable for a number of uses within the new E Class specification. Please also note that the units can be further amended as the internal dividing walls have yet to be erected.

UNIT	SQ FT	SQ M
Unit 1 – Let to Greggs	1,776 Sq Ft	165 Sq M
Unit 2 – Let to Chaiiwala	1,396 Sq Ft	129.69 Sq M
Unit 3A – Available	1,752 Sq Ft	162.77 Sq M
Unit 3B – Available	1,560 Sq Ft	144.93 Sq M
Unit 4 – Available	1,348 Sq Ft	125.23 Sq M
AVAILABLE TOTAL	4,660 Sq Ft	432.93 Sq M

RATES (2026/27)

To be assessed. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

SERVICE CHARGE

There will be a service charge payable for the common parts.

LEGAL COSTS

Each party to bear their own costs.

VAT

VAT will be charged at the appropriate rate, if applicable.

VIEWING

Strictly by appointment through the joint sole agents.

JAMES ANDREW INTERNATIONAL

JOINT SOLE AGENT

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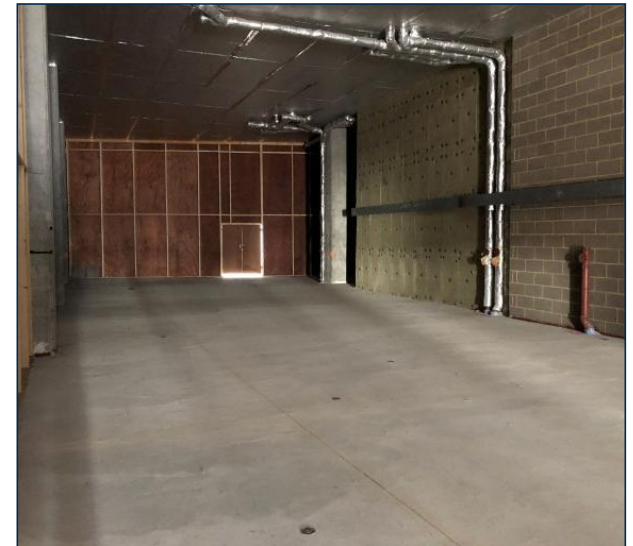
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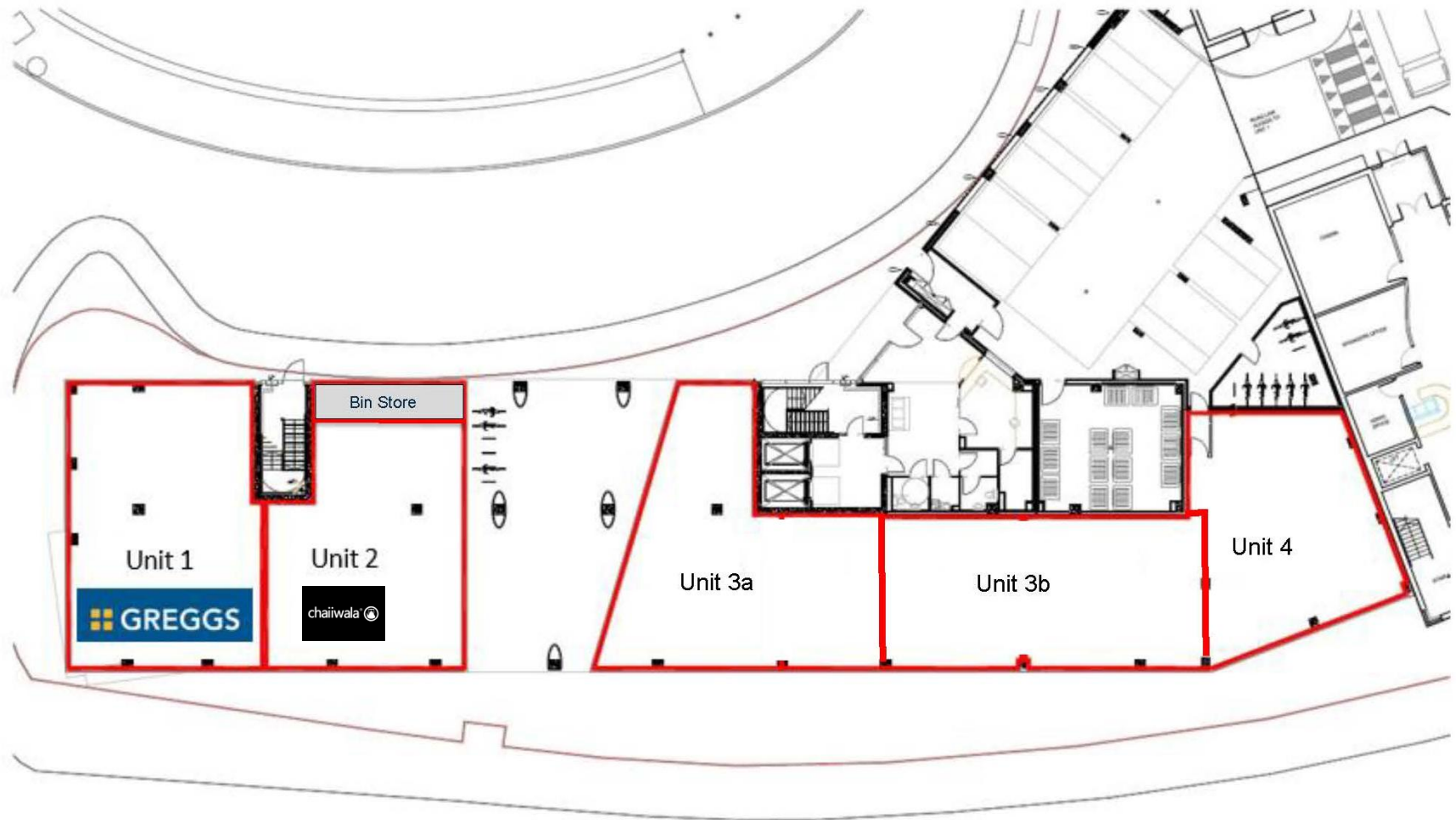
Tel: 020 7224 0101 | www.stephenkane.co.uk

AML: Under Anti-Money Laundering legislation the agents are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed once Heads of Terms have been agreed.

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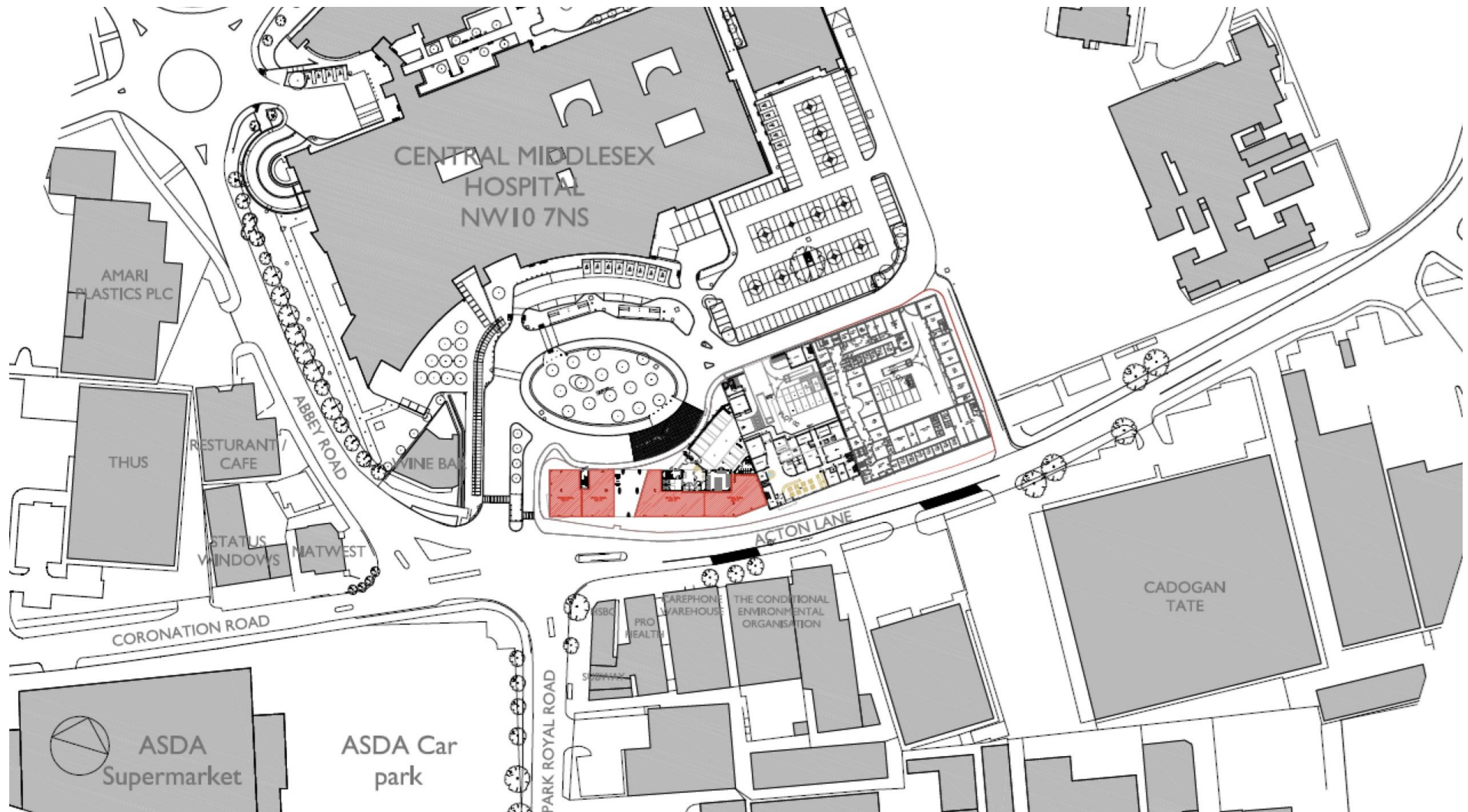


GROUND FLOOR PLAN – VISRAM HOUSE, PARK ROYAL, LONDON NW10 7NS



Floor plan for identification purposes only. Not to scale.

LOCATION PLAN – VISRAM HOUSE, PARK ROYAL, LONDON NW10 7NS



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.