



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

9,608 SQ FT / 893 SQ M

New Retail / Leisure Units To Let on New Leases



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 now been let to Greggs 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 recently reconfigured units arranged over ground floor and suitable for a number of uses within the new E Class specification. Please also note that Units 3B & 4 can be further amended as the dividing wall has yet to be erected.

Unit 1 – Let to Greggs	1,776 Sq Ft	165 Sq M
Unit 2 – Available	1,396 Sq Ft	129.69 Sq M
Unit 3A – Under Offer	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
Totals	9,608 Sq Ft	893 Sq M

RATES (2023/24)

To be assessed.

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. 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

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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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. 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.