

VISRAM HOUSE CENTRAL MIDDLESEX HOSPITAL PARK ROYAL LONDON NW10 7NS



NEW RETAIL/LEISURE UNITS TO LET



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 including North Acton, Harlesden, Park Royal, and Hanger Lane all situated nearby.

LEASE

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

RENT

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

SERVICE CHARGE

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

VAT

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

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

ACCOMMODATION

The development comprises 4 remaining units arranged over ground floor and suitable for a number of uses within the new E Class specification as follows:

Unit	Let to Greggs	
Unit 1		
Unit 2	1,668 sq ft	155 sq m
Unit 3A	1,218 sq ft	113.2 sq m
Unit 3B	1,216 sq ft	113 sq m
Unit 4	2,228 sq ft	207 sq m

Or multiple combinations comprising Units 3a/3b/4.

RATES

The units are not yet assessed for business rates. However, as a result of the Government's Expanded Retail Discount Scheme no general rates are payable until 01 JULY 2021 and discounted thereafter until 31 MARCH 2022. Interested parties are advised to verify this with the London Borough of Brent 020 8937 1525.

EPC

Not yet assessed.

VIEWING

Strictly by appointment through the lessors agents.

CONTACTS

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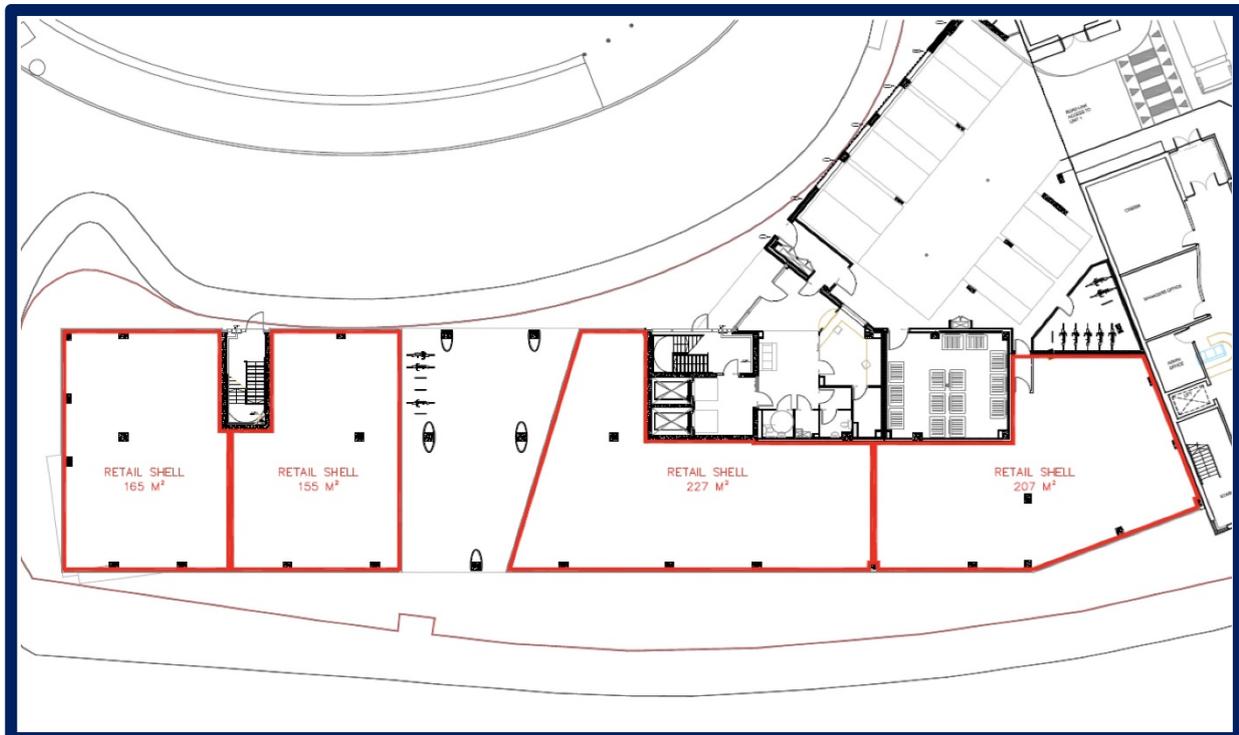
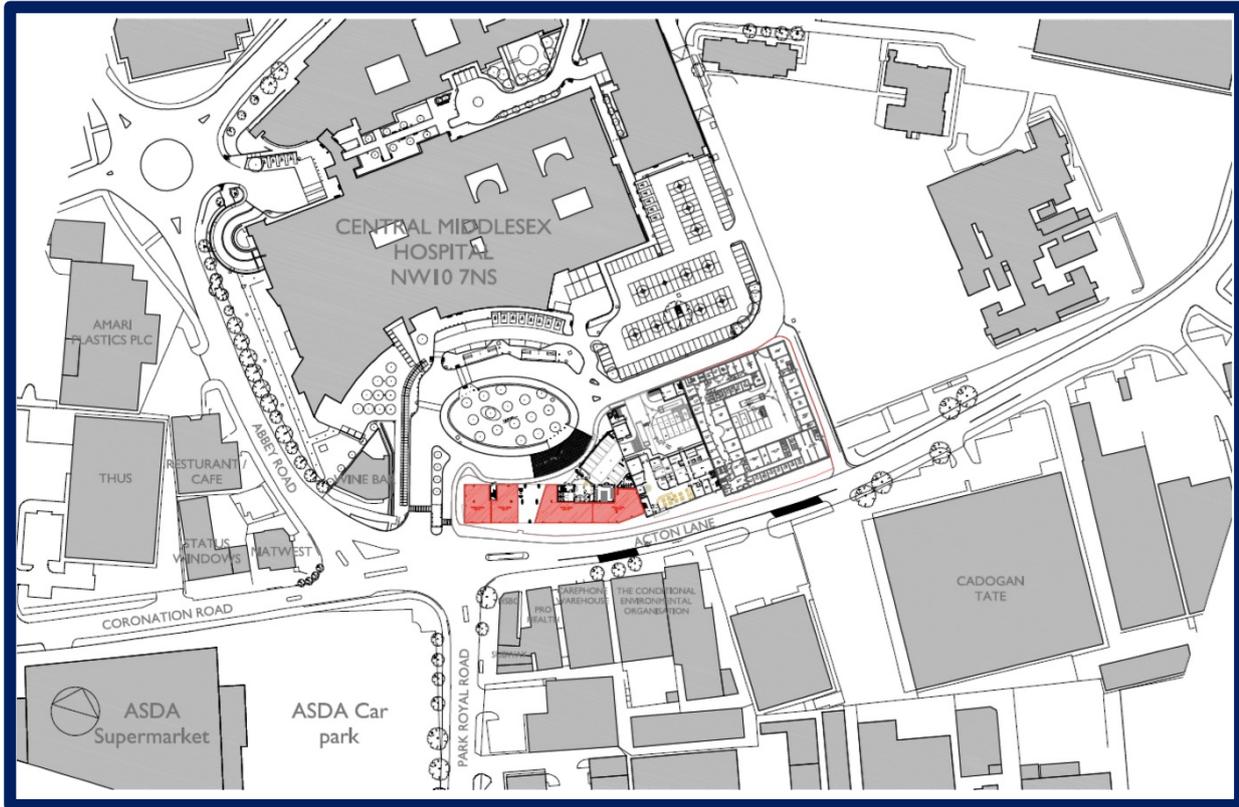
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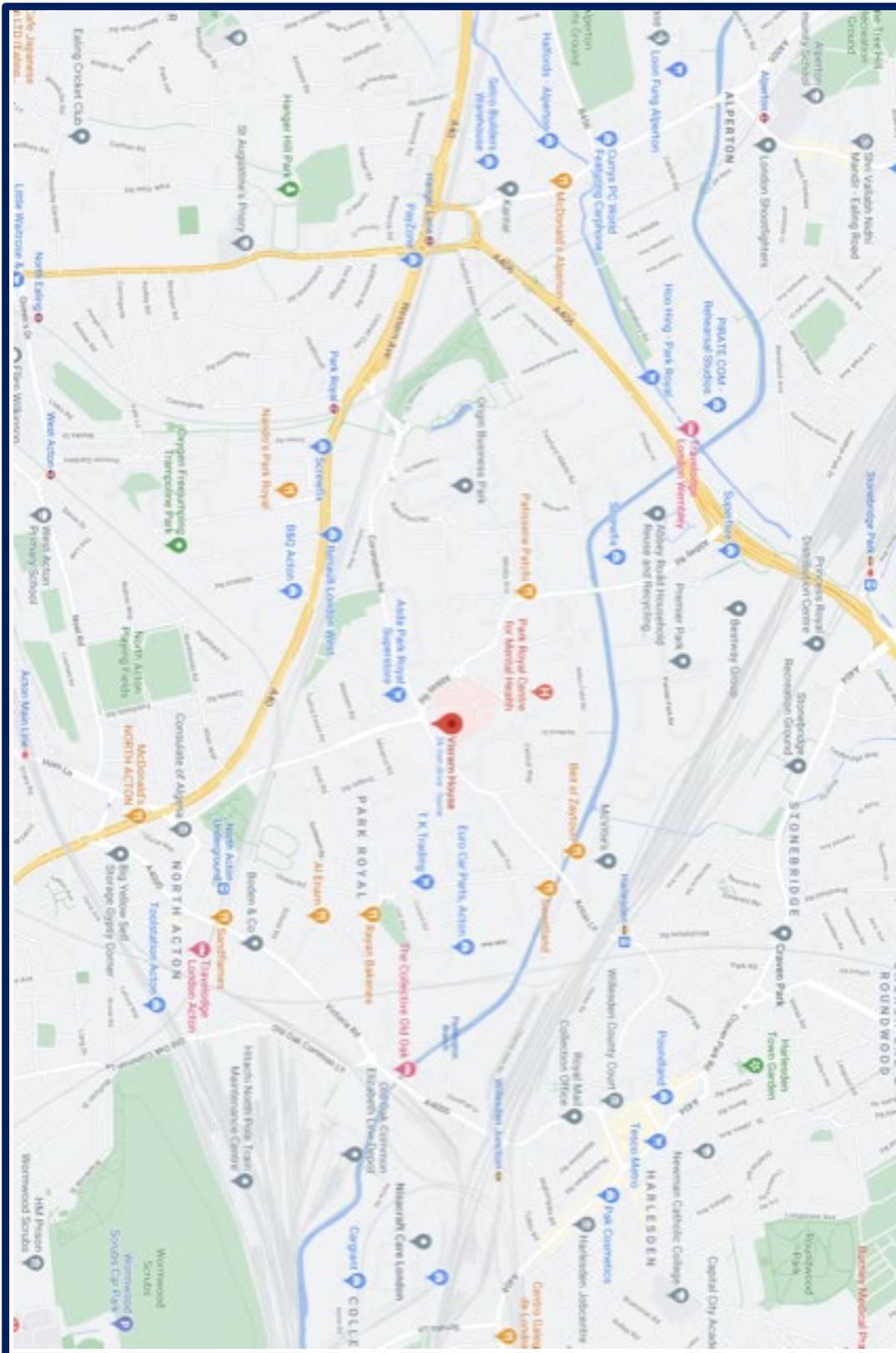
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