

274 Abbeydale

Fully Refurbished Industrial / Logistics Warehouse Unit

23,550 Sq Ft (2,188 Sq M)

Available Now To Let



274 Abbeydale Road
Park Royal, London, HA0 1TW
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Prime Position in West London

274 Abbeydale Road emerges as a prime epicentre for industrial and logistics, nestled within the esteemed Abbeydale Industrial Estate adjacent to the renowned Park Royal, widely recognised as the largest and premier industrial location in the country.

This strategic placement offers unparalleled advantages for business seeking connectivity and accessibility within the logistical landscape. Abbeydale Road provides great access via the A406 and A40 Western Avenue to Central London and the wider motorway network (M1, M4 and M40).



City of London

The West End

White City



Garden Studios HQ

McVitie's

John Lewis & Partners

Royal Mail

Harlesden

Ocado

Park Royal

Stonebridge Park

Bestway

DHL

DPD

A40

Wasabi

Hanger Lane

Superhire

Abbey Road

Kolak Snack Food

A406

Shurgard Self Storage

Bakkavor

Grand Union St George Residential Development

Cypressa

A406

Bakkavor



Rewriting London's Last Mile Logistics

Unit 274 has been fully refurbished both internally and externally. This includes a full office re-fit with LED lighting, HVAC, Solar PV and EV chargers.

274



Prime London Location



Extensive Refurbishment



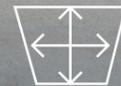
Ground and First Floor Offices



150 kVA Power Supply



Secure Yard and Car Parking



25m Yard Depth



8.67m Clear Internal Height



18 Car Parking Spaces



4 Dock Level Loading Doors



Level Access Options Available



Rooftop Solar PV



4 EV Charging Points



EPC A



BREEAM Excellent



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Designed For Better Logistics Efficiency

274	Sq Ft	Sq M
Ground Floor Office	1,436	133.4
First Floor Office	3,778	351
Mezzanine	1,657	153.9
Warehouse	16,679	1,549.5
Total	23,550	2,187.8

275	Sq Ft	Sq M
Ground Floor Office	2,750	259.2
First Floor Office	2,786	258.8
Warehouse	32,418	3,011.7
Total	37,994	3,529.7

NOW LET



Excellent Location

Positioned along Abbeydale Road, the property enjoys access to the A406 (North Circular), serving as a direct conduit to major road thoroughfares such as the M1 and the M40 motorways. This unparalleled connectivity ensures swift and efficient routes, facilitating the seamless movement of goods and services to regional and national destinations.

Main Road Distances

A406	0.2 Miles
A40	0.9 Miles
M1	3.8 Miles
M40	10 Miles
M25 J16	11.6 Miles
Central London	10.2 Miles

Station Distances

Stonebridge Park	0.8 Mile
Bakerloo	5.3 Mile
Overground	7.8 Miles
Piccadilly	9.0 Miles

- Stonebridge Park 15 min walk
- Alperton 20 min walk
- Hanger Lane 23 min walk
- Paddington 16 mins
- Oxford Circus 26 mins
- Bank 28 mins
- Charing Cross 30 mins
- Liverpool Street 30 mins
- King's Cross 37 mins
- Heathrow Airport 39 mins
- Stratford 39 mins

Source: TFL



12.9m

Population of 12,886,942 within a 1 hour drivetime.

5.7%

Favourable unemployment rate of 5.7% compared to London's 5%.

8.5%

Competitive gross weekly earnings averaging 8.5% less than London's average.

14%

Locally employed in the manufacturing, transportation and storage industries.

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Source: Office for National Statistics (2023)

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