



WATLING
REAL ESTATE

FOR SALE

UNIT B, 7 STANDARD ROAD, PARK ROYAL, NW10 6EX

Freehold Industrial/Warehouse unit



THE OPPORTUNITY

- ▶ Freehold Industrial/Warehouse Unit
- ▶ Freehold private access road
- ▶ 3,783 sq. ft.
- ▶ Parking for 2 vehicles
- ▶ Available with vacant possession
- ▶ Central Park Royal location
- ▶ Suitable for owner occupiers and investors

SEEKING OFFERS IN EXCESS OF
£1,050,000
FOR THE FREEHOLD INTERESTS



LOCATION

Situated within the London Borough of Brent and Ealing, Park Royal is one of the largest industrial markets in Europe, making its transport links crucial for facilitating the movement of goods and people.

The area benefits from excellent road connectivity, with the A40 Western Avenue running through its heart. This major arterial road connects Park Royal to central London in the east and the M40 motorway in the west, providing easy access to major hubs and markets. Additionally, the nearby North Circular Road (A406) and M1 motorway offer alternative routes for commuters and freight distribution.

Park Royal also boasts a well-connected public transportation network with multiple bus routes and Piccadilly, Central and Bakerloo underground stations within walking distance. The Park Royal underground station, served by the Piccadilly line, provides convenient access to Central London and other key areas. Various bus routes further enhance local connectivity, facilitating intra-estate movement and linking to nearby residential areas.

The subject property is situated off Standard Road, centrally within the estate.



CONNECTIVITY



The Property is well served by public transport as indicated by its PTAL rating of 3.



A40
4 mins

M4
15 mins

A4
20 mins

M25
30 mins

Heathrow Airport
36 mins



Walking

North Acton
Central Line
12 mins

Harlesden Station
Overground
13 mins

Acton Main Line
Elizabeth Line
20 mins

Park Royal Station
Picadilly Line
30 mins



Railway

Oxford Circus
18 mins

Tottenham Court Road
20 mins

Liverpool Street
30 mins

Leicester Square
32 mins

King Cross
39 mins



DESCRIPTION

The property is a mid-terraced industrial warehouse extending to 3,783 sq. ft across ground floor and mezzanine level.

Accessed via a communal service road (included in the sale) off Standard Avenue, the property benefits from 2x roller shutter loading doors, rear service access, and parking for approximately 2 cars.

Currently fitted as a commercial kitchen with cold storage and baking areas, the unit also provides office accommodation, staff facilities, storage space, air conditioning, and separate male and female WCs/changing rooms.

The property is of traditional brick and block construction with profile steel cladding beneath a pitched steel roof.



FURTHER INFORMATION

EPC

D

TENURE

Freehold under Title Number – AGL71370
Freehold under Title Number – AGL146599

DATA ROOM

[Click here for access to the data room.](#)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred throughout the transaction.

VIEWINGS

Strictly by appointment only through Watling Real Estate as Sole Agents.

PROPOSAL

Seeking offers in excess of £1,050,000 for the freehold interests.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

CONTACTS

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WATLING
REAL ESTATE

June 2026

Subject to Contract

Property Reference: 223155

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