

For Sale

Concept House,
6 McNicol Drive,
Park Royal, NW10 7AW

Extremely rare warehouse / industrial unit
15,367 sq ft (1,427.63 sq m)

- Ground floor warehouse space with undercroft, office and mezzanine accommodation
- Prime North West London location within the heart of Park Royal
- Self-contained detached unit set within a secure site 0.712 acre
- Of interest to owner occupiers, investors and developers

Your partners in property



The Property

Description

The property is a detached warehouse facility on a secure site. The property requires refurbishment and will be sold in its current condition.

The property features:



Fully detached
warehouse



Good
public transport



Ample
car parking



8m clear height
rising to 10.15m



2 ground
level loading
doors and 1 dock



Warehouse
lighting



Covered
loading

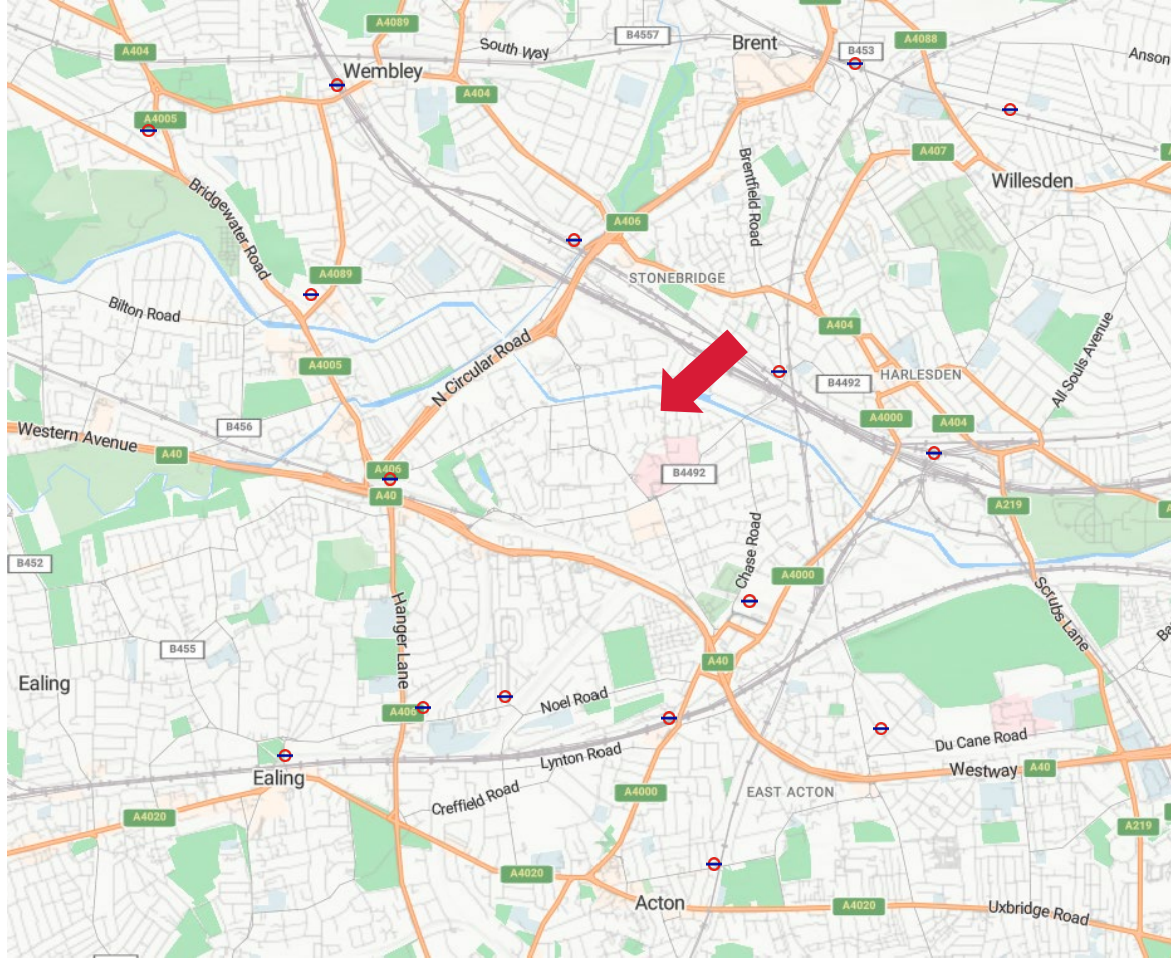


Large
secure yard

Accommodation – Approx GEA

	Sq Ft	Sq M
Ground floor warehouse	7,913	735.10
Under-croft	1,676	155.67
Ground & first floor office	4,732	439.57
Second floor office / mezzanine*	1,047	97.28
TOTAL	15,367	1,427.63
Covered loading	889	82.60
Warehouse mezzanine*	1,703	158.20
Site area		0.712 acres

*All areas are approximate gross external, excluding second floor office/mezzanine and warehouse mezzanine



Location

Superbly situated within the heart of Park Royal with excellent access links to the West End, Central London and national motorway network.

A406	1 mile
A40	1.6 miles
Central London	9 miles
J1 M1	4.7 miles
Heathrow	13 miles
Harlesden Station (Bakerloo and overground)	0.7 miles

There are numerous bus routes serving the area from the nearby Hospital (Nos. 187, 206, 224, 226, 228, 260, 487 and PR2)



Information

Disposal

The unit will be sold on a freehold basis with vacant possession in its current condition. None of the services have been tested.

Price

Quoting price is available on application.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Rates

The rateable value for the property is £214,000. Interested parties are advised to make their own enquiries with London Borough of Brent.

Legal Costs

Each party to bear their own legal costs.

VAT

The property is elected for VAT and will be charged at the prevailing rate.

Planning

The site has a planning application submitted for a new build unit of 17,416 sq ft. (GEA). The planning reference is PP-13032772. [Link to Planning Portal](#)

EPC

E (124).

Contact



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Particulars dated April 2026. Photographs dated January 2026 or as stated.

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