

# WESTWOOD PARK TRADING ESTATE PARK ROYAL



**FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS**  
**7,151 SQ FT (664 SQ M) – 28,879 SQ FT (2,682.9 SQ M)**  
**AVAILABLE NOW**  
**TO LET**

# WESTWOOD TRADING ESTATE

## 7,151 SQ FT – 28,879 SQ FT

### INDUSTRIAL / WAREHOUSE UNITS

Westwood Park Trading Estate presents 5 extensively refurbished industrial units to let in prime Park Royal, offering outstanding access to key transport links and an easy commute across London and the wider region. The specification includes a steel portal frame construction, modern high-quality office accommodation, level access loading to each unit, 24/7 access, and allocated parking areas. The units are available separately or combined.

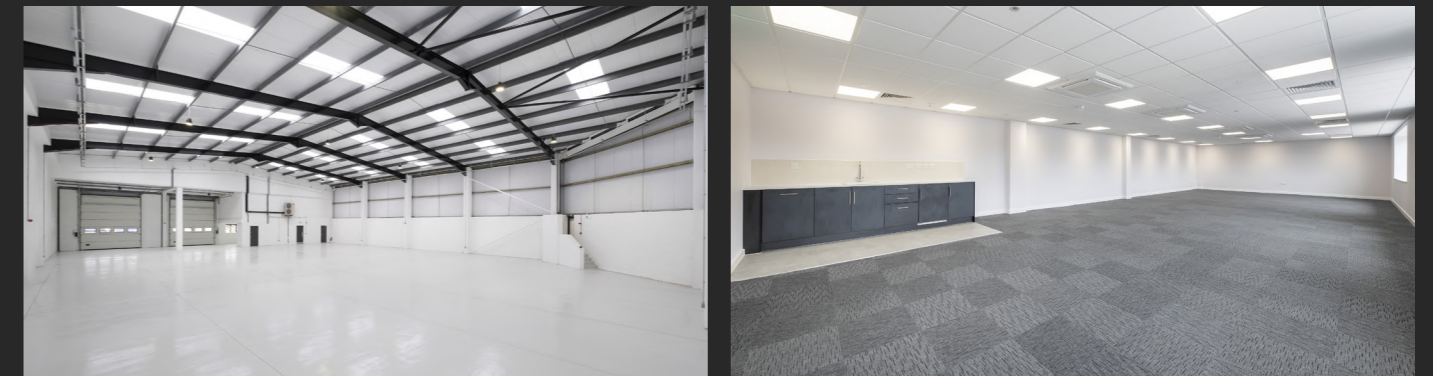


### UNIT 22 SPECIFICATION

- EXTENSIVELY REFURBISHED
- CLEAR HEIGHT 6.0M
- 2 ELECTRICALLY OPERATED LEVEL ACCESS DOORS PER UNIT
- 18M YARD DEPTH
- WALKING DISTANCE TO 3 TUBE STATIONS
- PV PANELS
- EV CHARGING
- LED LIGHTING
- 24/7 USE
- 9 MINS TO WEST ACTON (CENTRAL LINE)
- 12 MINS TO PARK ROYAL (PICCADILLY)
- 19 MINS TO ACTON MAIN LINE (ELIZABETH LINE)

### ACCOMMODATION (GEA)

UNIT 22	SQ FT	SQ M
Warehouse	9,908	920.5
Ground Floor Office / Amenity	-	-
First Floor Offices	915	85.0
Second Floor Offices	2,046	190.1
<b>Overall Total</b>	<b>12,869</b>	<b>1,195.6</b>



## UNITS 32-38 SPECIFICATION



EXTENSIVELY  
REFURBISHED



CLEAR HEIGHT  
5.5M



1 ELECTRICALLY OPERATED  
LEVEL ACCESS DOOR PER UNIT



18M  
YARD DEPTH



WALKING DISTANCE TO  
3 TUBE STATIONS



PV PANELS



EV  
CHARGING



LED  
LIGHTING



24/7  
USE

9 MINS TO WEST ACTON  
(CENTRAL LINE)

12 MINS TO PARK ROYAL  
(PICCADILLY)

19 MINS TO ACTON MAIN LINE  
(ELIZABETH LINE)

## ACCOMMODATION (GEA)

UNIT 32	SQ FT	SQ M
Warehouse	6,329	588.0
Ground Floor Amenity	-	-
First Floor Offices	896	83.2
<b>Overall Total</b>	<b>7,225</b>	<b>671.2</b>

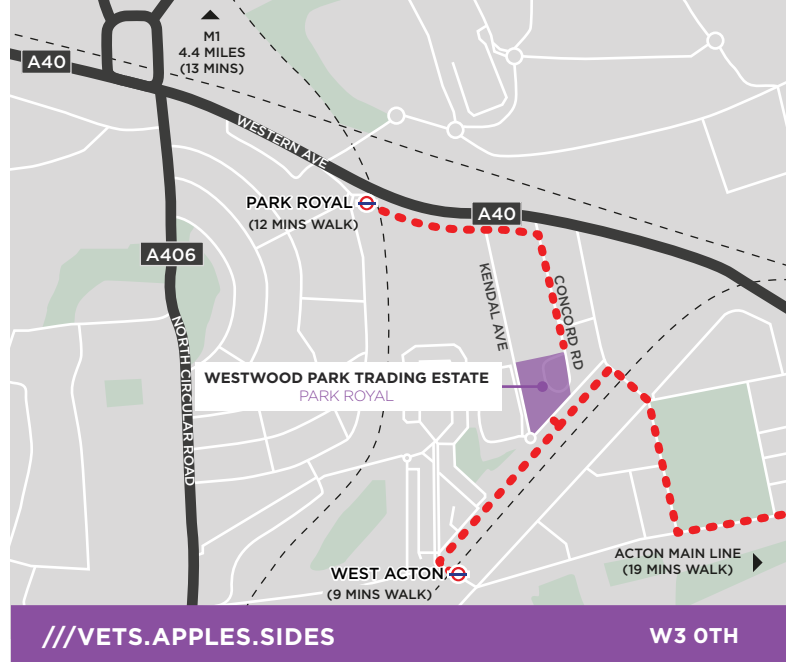
UNIT 34	SQ FT	SQ M
Warehouse	6,264	581.9
Ground Floor Amenity	-	-
First Floor Offices	887	82.4
<b>Overall Total</b>	<b>7,151</b>	<b>664.3</b>

UNIT 36	SQ FT	SQ M
Warehouse	6,458	600.0
Ground Floor Amenity	-	-
First Floor Offices	887	82.4
<b>Overall Total</b>	<b>7,345</b>	<b>682.4</b>

UNIT 38	SQ FT	SQ M
Warehouse	5,430	504.5
Ground Floor Amenity	851	79.1
First Floor Offices	877	81.4
<b>Overall Total</b>	<b>7,158</b>	<b>665.0</b>

COMBINED UNITS 32 - 38	SQ FT	SQ M
<b>Overall Total</b>	<b>28,879</b>	<b>2,682.9</b>





///VETS.APPLES.SIDES

W3 0TH

ROAD	MILES	MINS
A40	0.4	2
M4	3.7	15
M1	5.8	20
A1	8.6	43

RAIL	MILES	MINS
PARK ROYAL	0.6	3
WEST ACTON	1.5	7
KEW BRIDGE	4.1	16
LONDON LIVERPOOL STREET	10.3	55

PORTS	MILES	MINS
TILBURY	41.5	1 hr 21
DP WORLD	45.2	1hr 26
DOVER	97.7	2 hr 33
FELIXSTOWE	100	2 hr 42

AIRPORTS	MILES	MINS
HEATHROW	12.9	33
LONDON CITY	17.1	1 hr 12
GATWICK	37.4	1 hr 40
STANSTED	43.2	1 hr 49

**EPC**  
Unit 22: EPC A  
Units 32,34,36,38: EPC B

**TERMS**  
The units are available by way of new FR&I leases on terms to be agreed.

For further information or to arrange an inspection please contact the joint agents:

**RENT**  
Upon application.

**COSTS**  
Each party to bear their own legal costs in this transaction.

**2M PEOPLE**  
ACCESSIBLE WITHIN 30 MINS PEAK HOURS

**44 MINS**  
AVERAGE JOURNEY TO ALL LONDON POSTCODES

**AN UNRIVALLED MIX OF GLOBAL OCCUPIERS**  
(FEDEX, DHL, DPD)

Source: Smappen

**CUSHMAN & WAKEFIELD**  
020 3296 2000  
cushmanwakefield.co.uk

**Heather Harvey-Wood**  
heather.harvey-wood@cushwake.com  
07917 423 467

**Alex Doyle**  
alexander.doyle@cushwake.com  
07826 537 141

**DB**  
020 7355 3033  
dohertybaines.com

**Tom Hill**  
thill@dohertybaines.com  
07891 314 235

**David O'Donovan**  
dodonovan@dohertybaines.com  
07775 562 484

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