

WESTWOOD PARK TRADING ESTATE PARK ROYAL

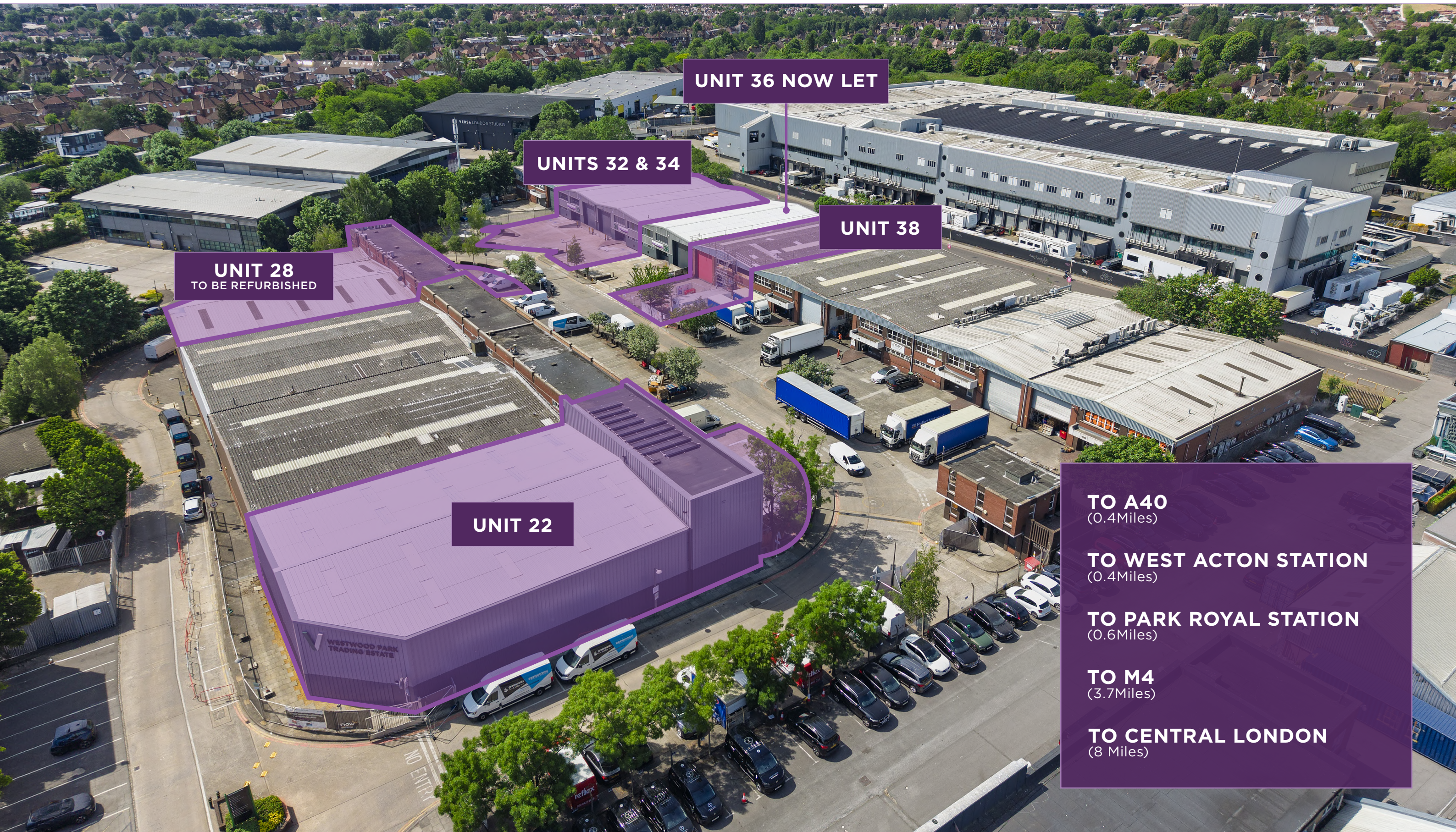


FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
7,151 SQ FT (664 SQ M) – 16,388 SQ FT (1,523 SQ M)
AVAILABLE NOW TO LET

MODERN SPECIFICATION PRIME LOCATION

Westwood Park Trading Estate presents 5 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 36 NOW LET

UNITS 32 & 34

UNIT 38

UNIT 28
TO BE REFURBISHED

UNIT 22

TO A40
(0.4Miles)

TO WEST ACTON STATION
(0.4Miles)

TO PARK ROYAL STATION
(0.6Miles)

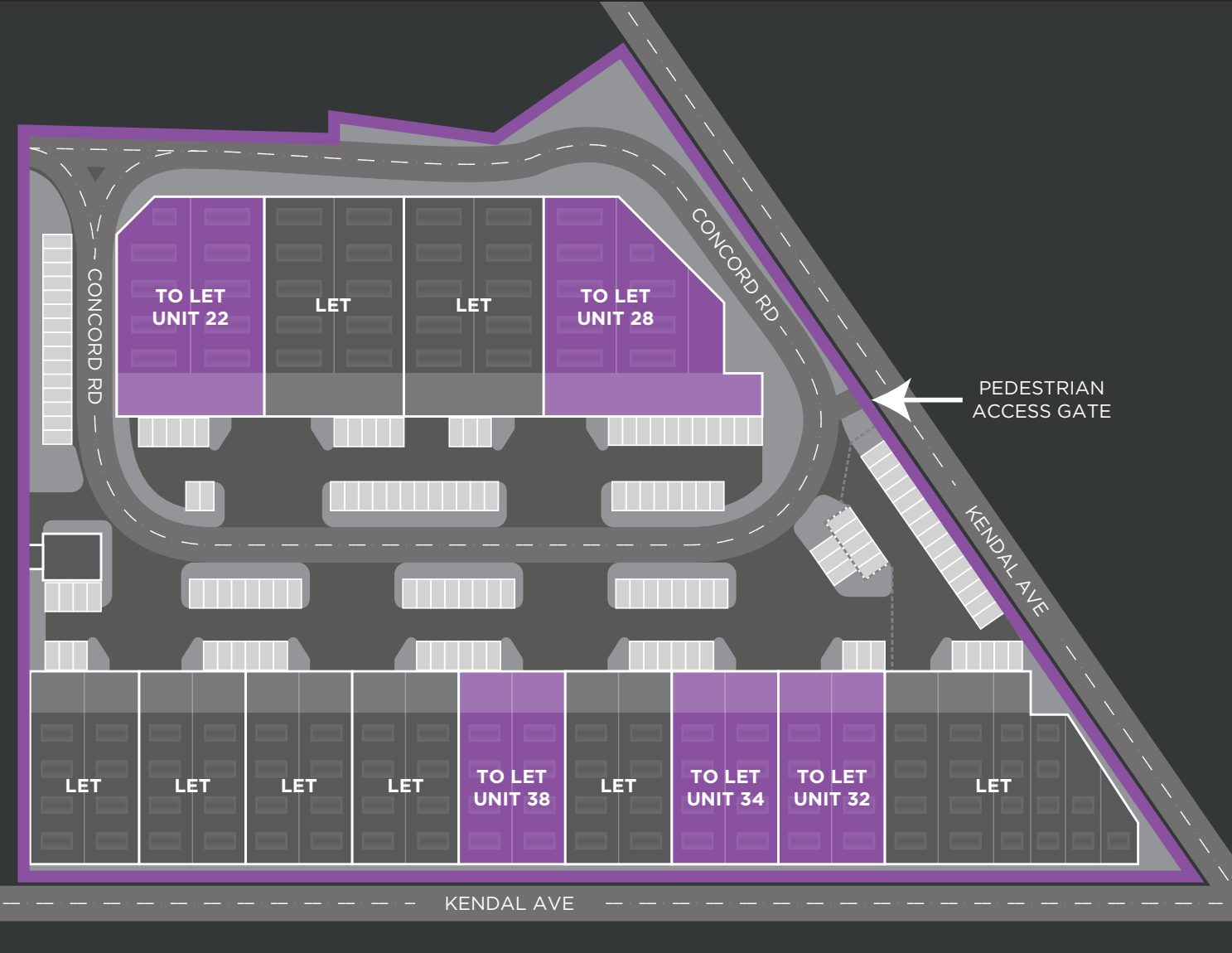
TO M4
(3.7Miles)

TO CENTRAL LONDON
(8 Miles)

WESTWOOD TRADING UNITS

7,151 SQ FT – 16,388 SQ FT

INDUSTRIAL / WAREHOUSE UNITS



UNITS 22 & 28 SPECIFICATION

EXTENSIVELY REFURBISHED

CLEAR HEIGHT 6.0M

2 ELECTRICALLY OPERATED LEVEL ACCESS DOORS PER UNIT

MINIMUM 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
Ground Floor (Warehouse & Amenities)	9,908	920.5
First Floor Offices	915	85.0
Second Floor Offices	2,046	190.1
Overall Total	12,869	1,195.6

UNIT 28 (To Be Refurbished)	SQ FT	SQ M
Ground Floor (Warehouse & Amenities)	11,172	1,037.9
First Floor Offices	2,262	210.2
Second Floor Offices	2,954	274.5
Overall Total	16,388	1,522.6





UNITS 32, 34 & 38 SPECIFICATION



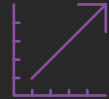
EXTENSIVELY
REFURBISHED



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)

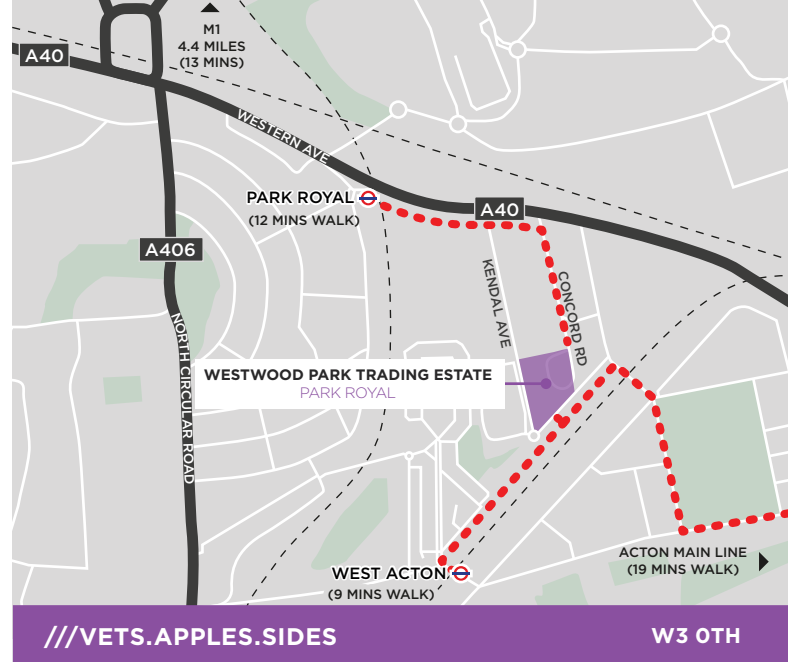
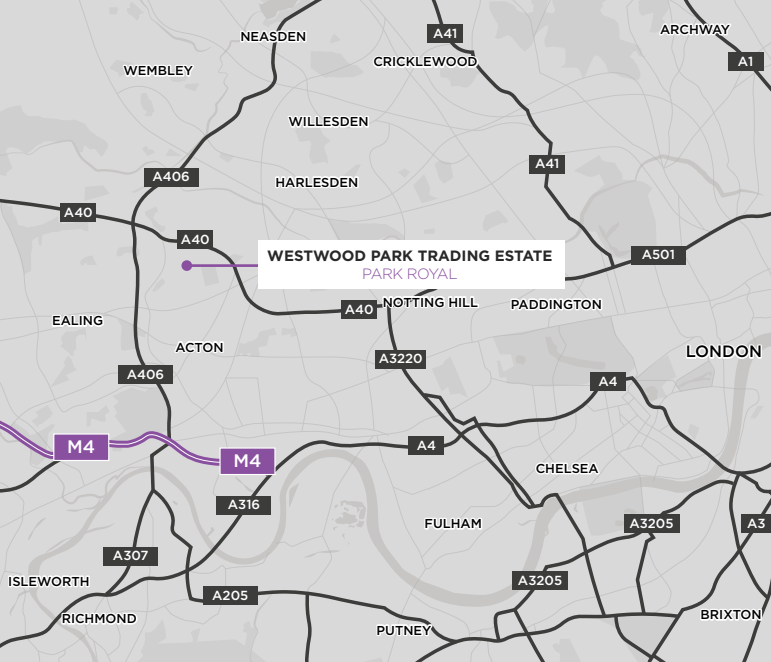
UNIT 32	SQ FT	SQ M
Ground Floor (Warehouse & Amenities)	6,329	588.0
First Floor Offices	896	83.2
Overall Total	7,225	671.2

UNIT 34	SQ FT	SQ M
Ground Floor (Warehouse & Amenities)	6,264	581.9
First Floor Offices	887	82.4
Overall Total	7,151	664.3

UNIT 38	SQ FT	SQ M
Ground Floor (Warehouse & Amenities)	6,281	583.6
First Floor Offices	877	81.4
Overall Total	7,158	665.0

COMBINED UNITS 32 - 34	SQ FT	SQ M
Overall Total	14,376	1,335.5





///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 | Unit 28: TBC
Units 32,34,38: EPC B

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

RENT
Upon application.

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

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



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

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



Tom Hill
thill@dohertybaines.com
07891 314 235

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



Source: Smappen

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