



**To Let (Short Term / Economical Opportunity)**

# Units 3-6 Frogmore Industrial Estate

Acton Lane, Park Royal, NW10 7NQ

**47,612 SF (4,423 Sqm)**

## Key Points:

- Available on short/flexible terms
- Available combined or individually.
- 4 loading doors
- 4.5m clear height rising to 5.8m
- Fitted 2 Storey Offices
- Self-contained yard (max yard depth 46m)



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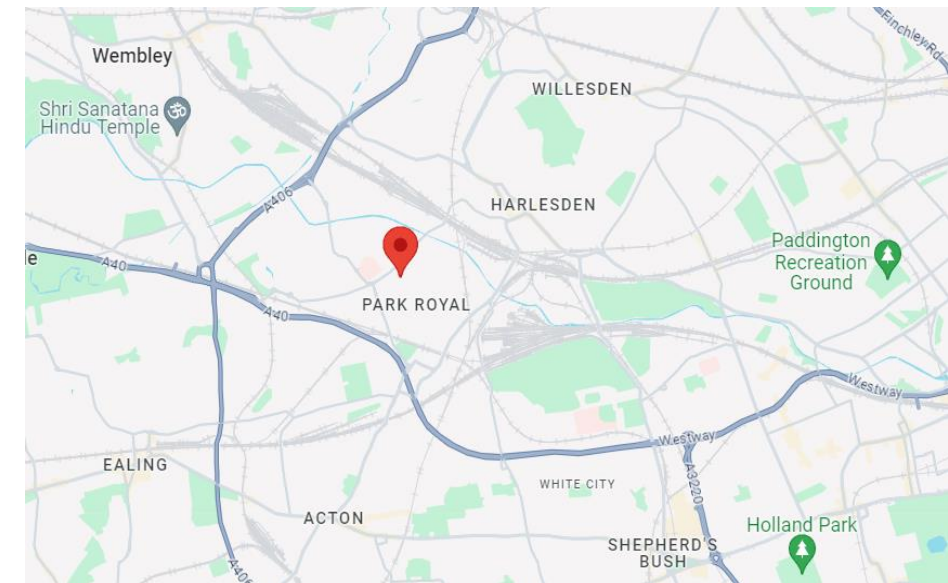
## Description

Units 3-6 comprise a terrace of 4 warehouse units which will benefits form a large secure yard.

The units benefit from minimum eaves of 4.5m rising to 5.8m with 4 loading doors and fitted offices at ground and first floor. The units can be combined to offer 47,612 sq ft (4,423 sq m) with a self-contained yard alternatively split into individual units.

## Location

The Frogmore Industrial Estate is located in the centre of Park Royal, a prime West London industrial location. The estate is approximately 0.5 miles from the A406 North Circular, 3.5 miles from Junction 1 of the M1 and 7 miles from Central London as well as benefitting from nearby access to the M40 and M25.



## Floor areas

The Property has the following approximate gross internal (GIA) floor areas

|                     | Area (Sq ft.) | Area (Sqm)   |
|---------------------|---------------|--------------|
| Warehouse           | 38,761        | 3,601        |
| Ground & FF Offices | 8,851         | 822          |
| <b>Total</b>        | <b>47,612</b> | <b>4,423</b> |

## Rent

Rent on Application

## Business Rates

Interested parties are advised to make their own enquires with the local council.

## Energy Performance Rating

B(44)

## Legal Costs

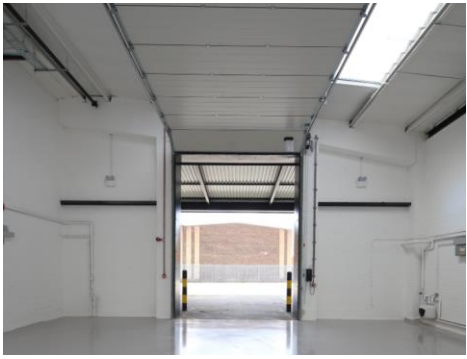
Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit is available by way of a new FRI lease available on a 12 month term.  
Further details available upon request.

## VAT

All prices and other costs quoted exclusive of VAT.





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