

3,862 – 11,892 SQ FT

Two modern industrial warehouse units  
available to let individually or jointly

AVAILABLE NOW

# PROLOGIS PARK WESTERN AVENUE

Park Royal  
DC3 | UNITS 4-5 & UNIT 6

London W3 OTG  
///jars.sounds.lame



EPC A



6.2m eaves



Dedicated car  
parking spaces



Demised  
front yard



Electric vehicle  
charging points



Fitted out office  
accommodation  
at first floor



LED lighting  
to offices and  
warehouse



2 electric level  
access doors  
(Units 4 & 5)



1 electric level  
access door  
(Unit 6)



**PROLOGIS**  
URBAN



Prologis Park Western Avenue is located within Park Royal, with excellent road connectivity located just off the A40. The units have been constructed to a high standard and are of steel portal frame construction with pitched roofs and profile sheet cladding to the elevations.

## VIEWINGS

For further information or to arrange a viewing contact the joint letting agents.



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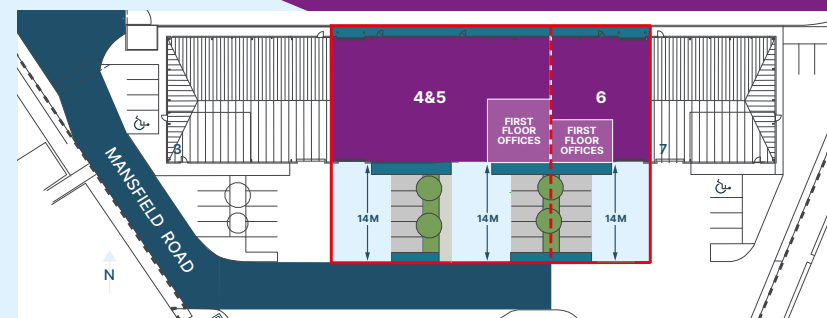
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The units may be let individually or as a whole, providing a combined total of 11,892 sq ft (1,105 sq m).

### UNIT 4 & 5

Warehouse	7,018 sq ft	(652 sq m)
First floor offices	1,012 sq ft	(94 sq m)
<b>TOTAL GEA</b>	<b>8,030 sq ft</b>	<b>(746 sq m)</b>

### UNIT 6

Warehouse	3,195 sq ft	(296.8 sq m)
First floor offices	667 sq ft	(62 sq m)
<b>TOTAL GEA</b>	<b>3,862 sq ft</b>	<b>(358.8 sq m)</b>

Scan the QR code to find out more.

