

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



UNITS 32,34,36,38

UNIT 22

TO PARK ROYAL STATION
(0.6Miles)

TO A40
(0.4Miles)

TO CENTRAL LONDON
(8 Miles)

TO WEST ACTON STATION
(0.4Miles)

TO M4
(3.7Miles)

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
Overall Total	12,869	1,195.6





WESTWOOD PARK TRADING ESTATE PARK ROYAL W3 0TH

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)

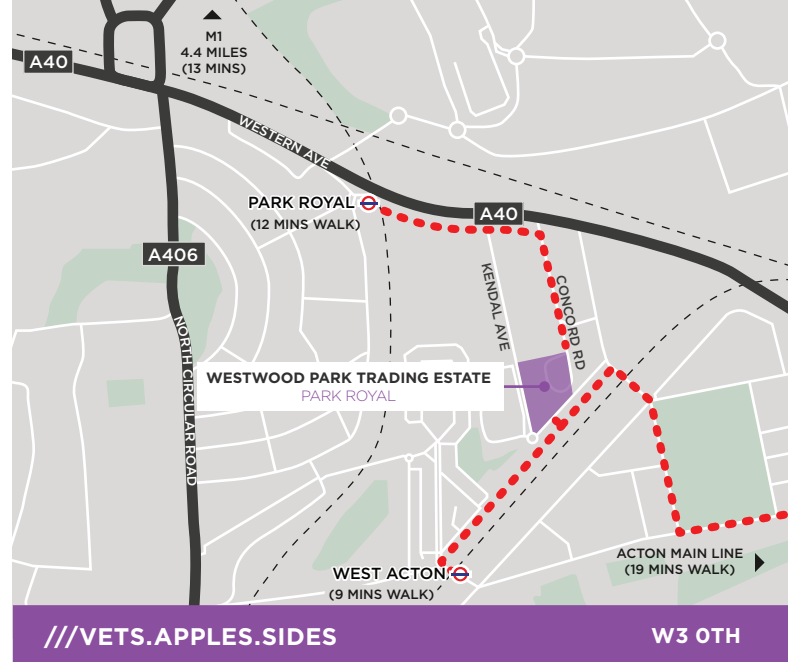
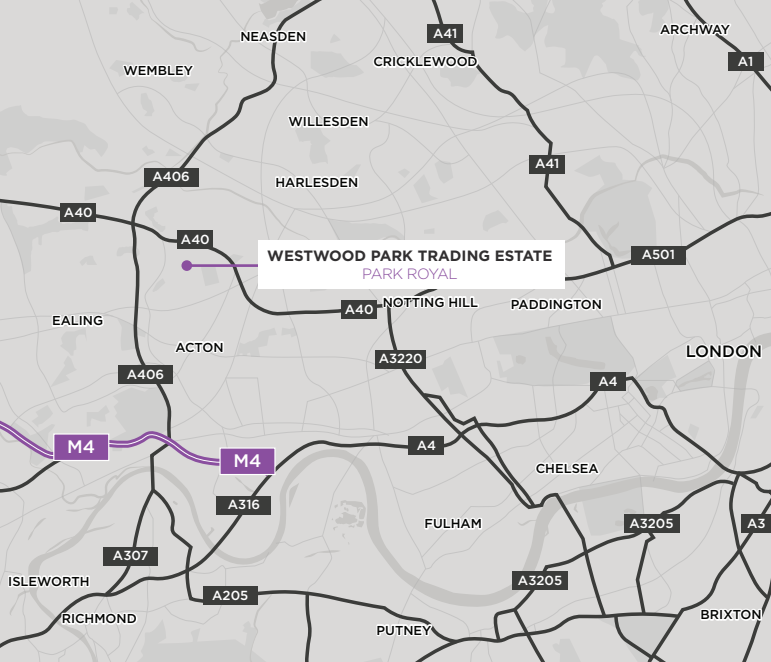
UNIT 32	SQ FT	SQ M
Warehouse	6,329	588.0
Ground Floor Amenity	-	-
First Floor Offices	896	83.2
Overall Total	7,225	671.2

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

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

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

COMBINED UNITS 32 - 38	SQ FT	SQ M
Overall Total	28,879	2,682.9



///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.

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:



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**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

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