

rock & roll

WAXLOW ROAD ■ PARK ROYAL ■ LONDON ■ NW10 7NY



New Industrial/Warehouse Development in Park Royal
26,928 to 61,569 sq ft (2,382 to 5,600 sq m)

PARK ROYAL

www.canmoor.com/parkroyal



SPECIFICATION

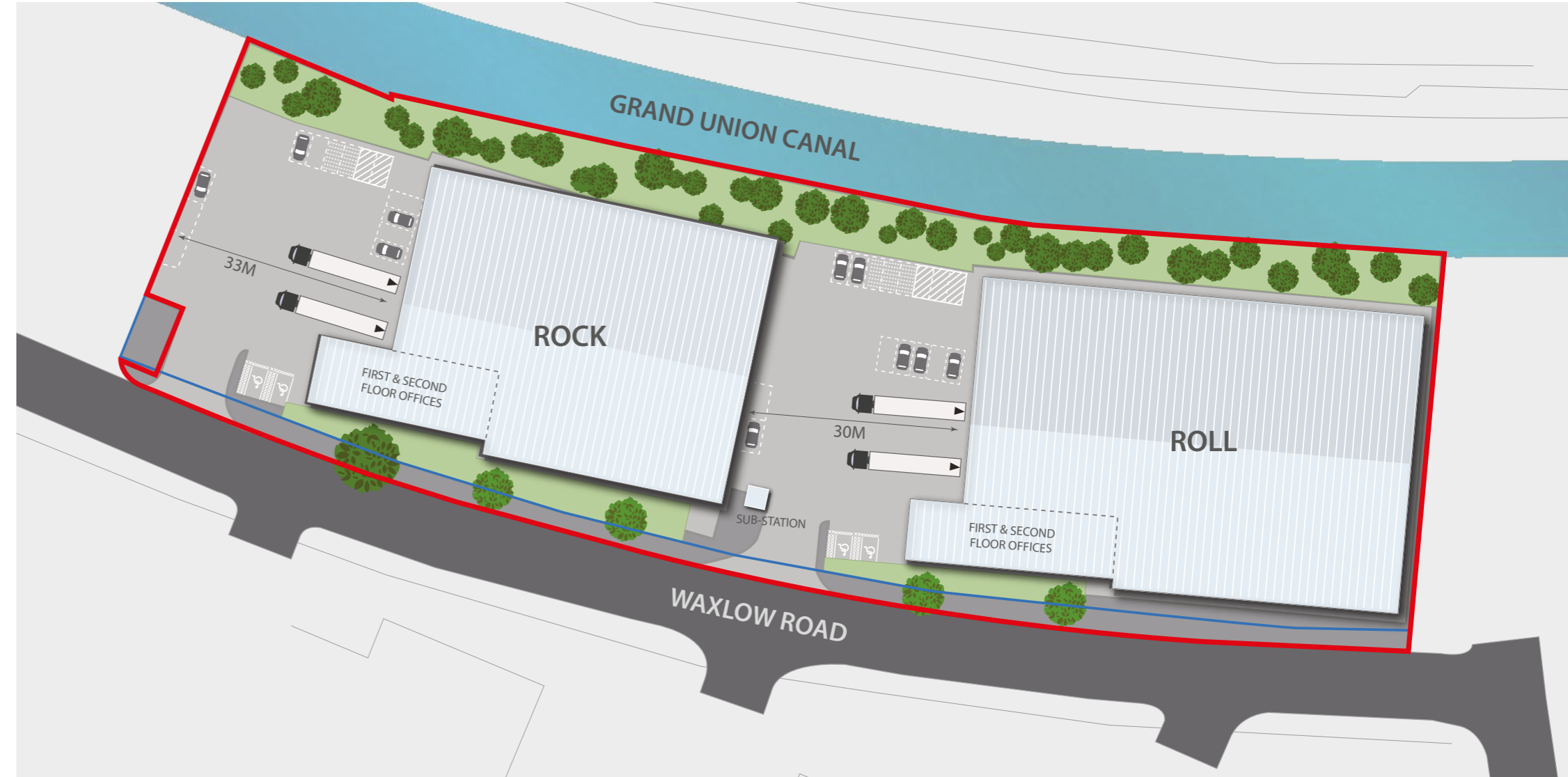
- Self-contained warehouses
- 2 electrically operated level access loading doors per unit
- Planning for B1, B2 & B8 uses
- Minimum clear internal height of 11m
- EPC A
- BREEAM Excellent
- 3 phase electricity
- Fully fitted office accommodation
- Roof mounted photovoltaic cells
- 150 KVA per unit
- Passenger Lift

ACCOMMODATION

Rock	sq ft	sq m
Ground Floor	21,680	2,014
1st Floor	2,546	237
2nd Floor	2,702	251
Total	26,928	2,382

Roll	sq ft	sq m
Ground Floor	28,641	2,660
1st Floor	2,922	272
2nd Floor	3,078	286
Total	34,641	3,218

Areas are GEA.



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COMMUNICATIONS

ROAD

A404	0.8 mile
A40	1.3 miles
A406	1.6 miles
M4 - Junction 1	3.4 miles
M1 - Junction 1	4.1 miles
Central London	8.5 miles
M25 - Junction 16	12.9 miles

RAIL

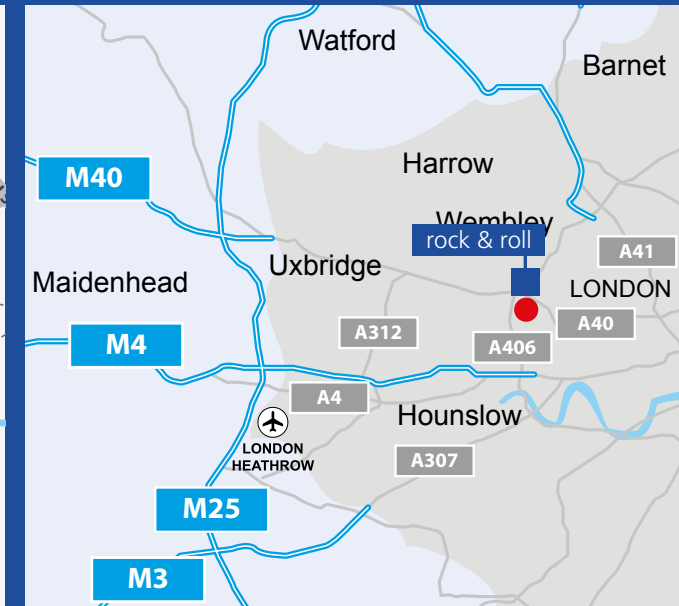
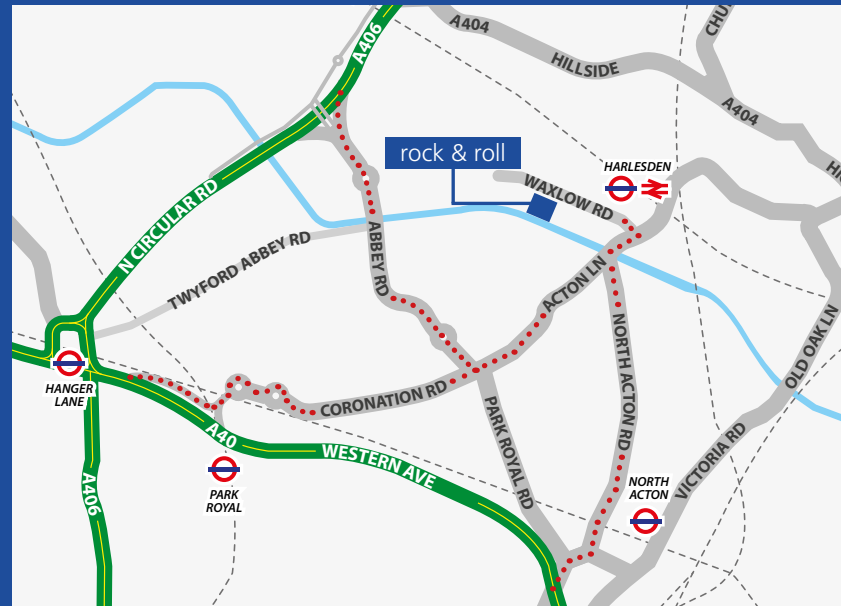
Harlesden (Rail and Bakerloo Line)	0.5 mile
North Acton (Central Line)	1.1 miles
Willesden Junction Station	1.1 miles
Stonebridge Park Station	1.6 miles

AIR

Heathrow International	12.5 miles
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LOCATION

Waxlow Road is accessed via Acton Lane, one of the arterial roads within Park Royal. Park Royal is an established industrial location ideally situated to serve Central London to the East and the M40 and wider motorway networks to the West. Harlesden London Underground Station (Bakerloo Line) is within walking distance as is Willesden Junction British Rail Station.



FURTHER INFORMATION

For further information please contact the joint agents.

TERMS

The units are available on full repairing and insuring leases on terms to be agreed.



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