

rock & roll

WAXLOW ROAD ■ PARK ROYAL ■ LONDON ■ NW10 7NY



READY FOR
OCCUPATION
Q1 2017



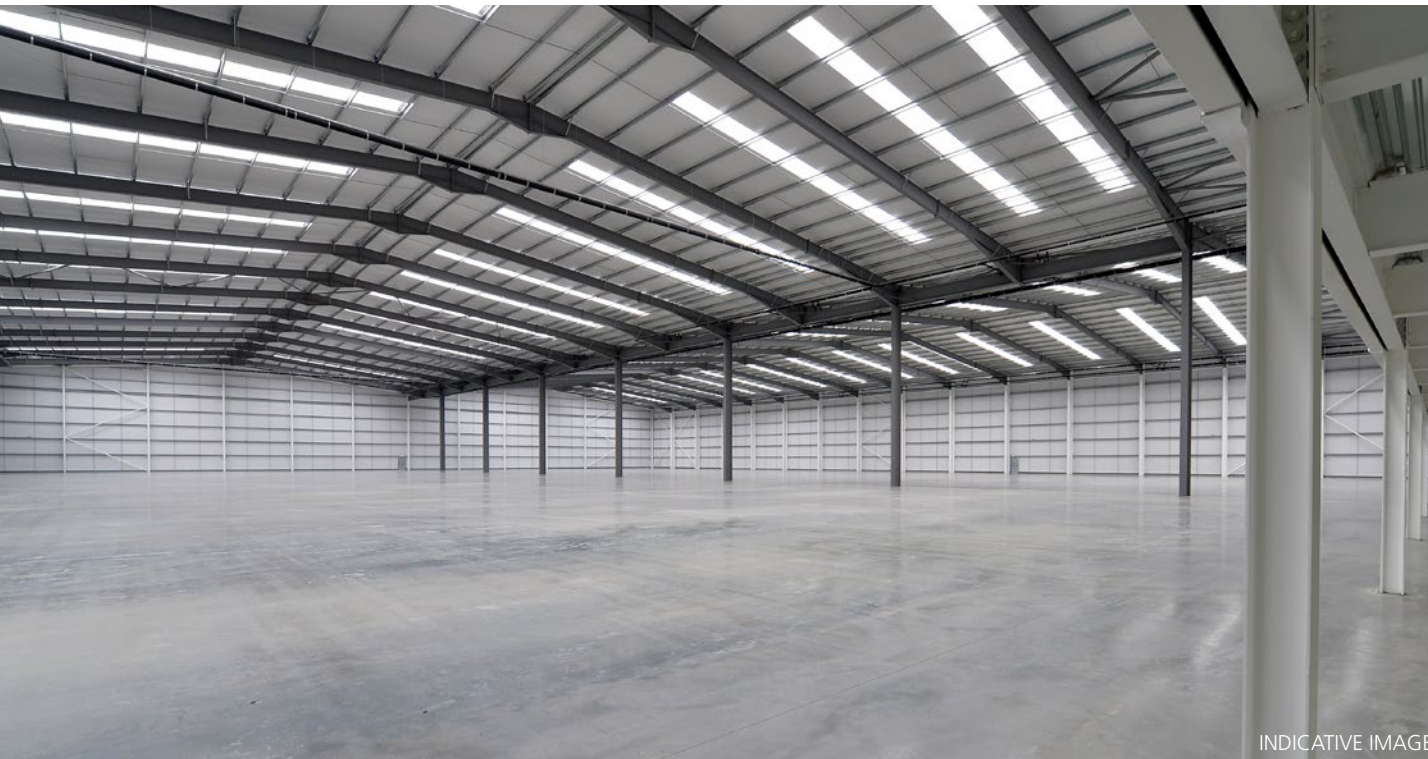
New Industrial/Warehouse Development in Park Royal
26,510 to 61,120 sq ft (2,464 to 5,678 sq m)

PARK ROYAL

www.canmoor.com/parkroyal

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INDICATIVE IMAGE



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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 rating of BREEAM Excellent
- 3 phase electricity
- Fully fitted office accommodation
- Roof mounted photovoltaic cells

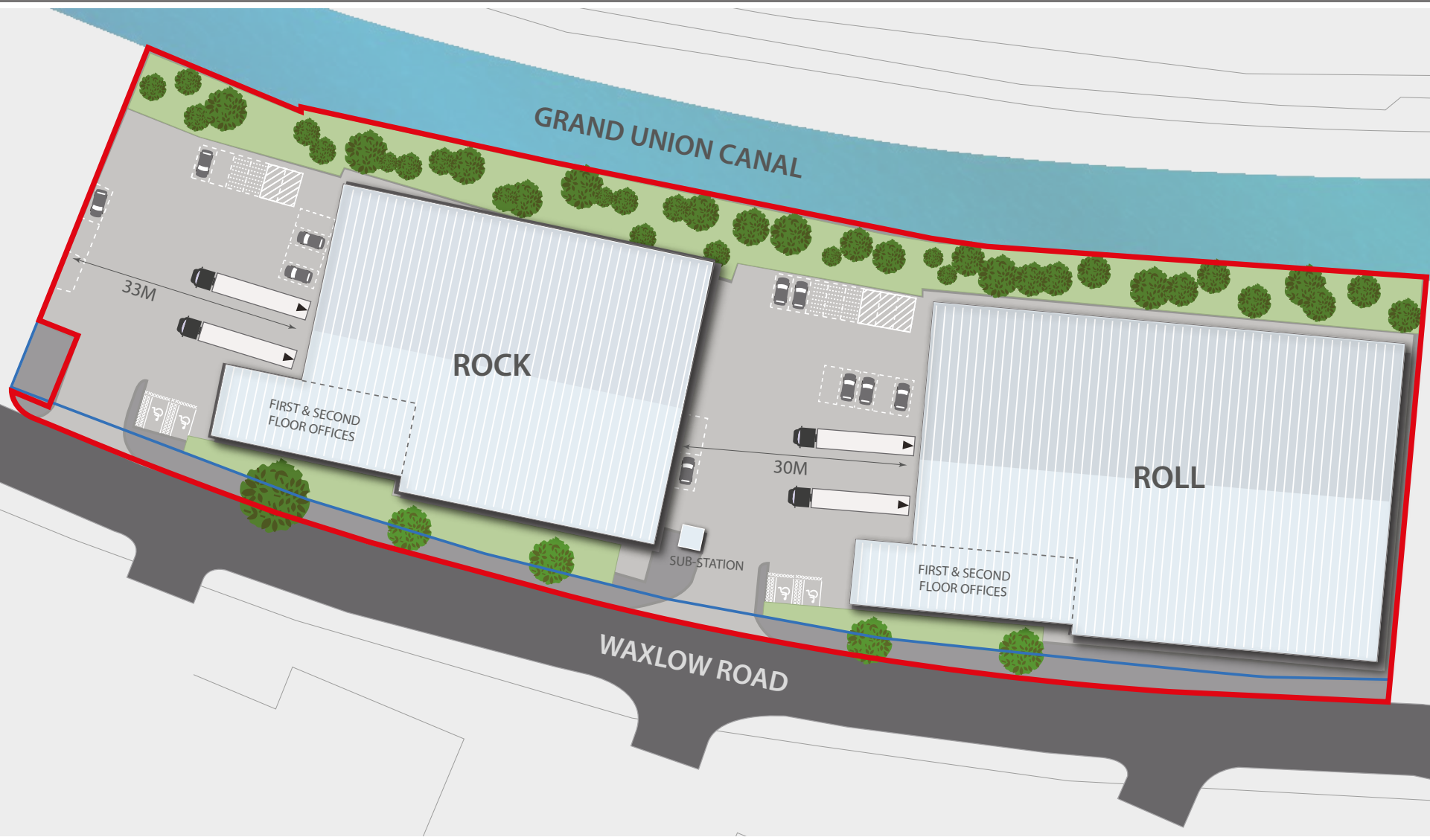
ACCOMMODATION

Rock	sq ft	sq m
Warehouse	21,400	1,989
1st & 2nd Floor Office	5,110	475
Total	26,510	2,464

Roll	sq ft	sq m
Warehouse	28,230	2,623
1st & 2nd Floor Office	5,930	551
Total	34,610	3,215

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

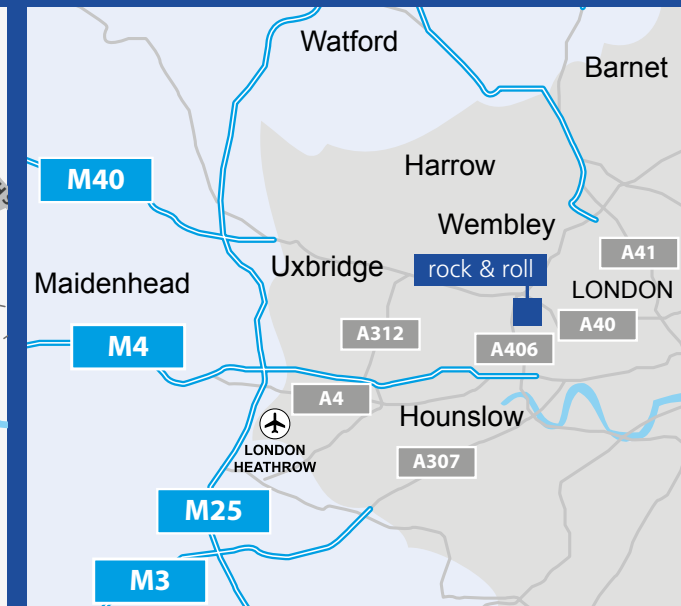
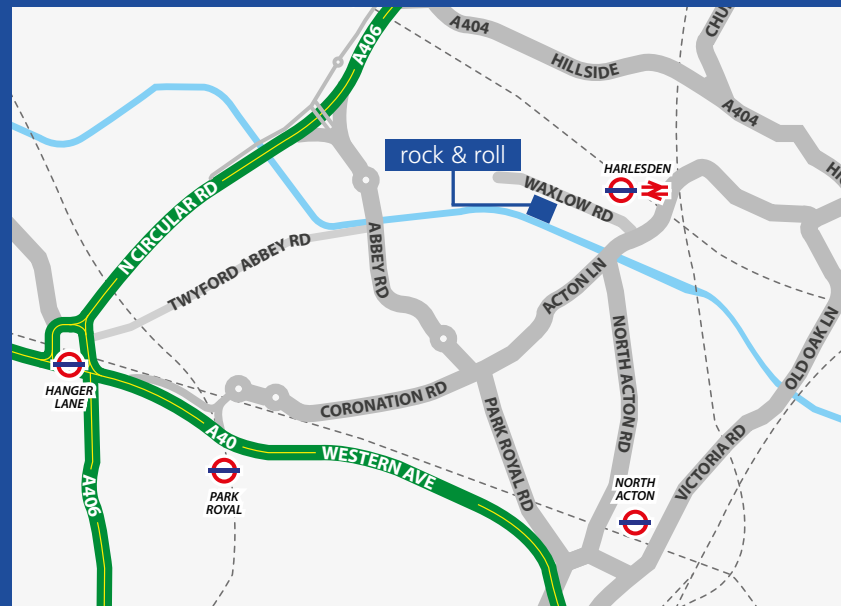
Harlesden (Rail and Bakerloo Line)	0.5 mile
North Acton (Central Line)	1.1 miles
Willesden Junction Station	1.1 miles
Stonebridge Park Station	1.6 miles

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 will be available on full repairing and insuring leases on terms to be agreed.



Andy Harding
andy.harding@eu.jll.com

James Miller
james.miller@eu.jll.com



Gerry Young
gerry.young@montagu-evans.co.uk

Jody Smith
jody.smith@montagu-evans.co.uk