

• AKWOOD

BUSINESS PARK

PARK ROYAL NW10 6EX

WAREHOUSE / INDUSTRIAL UNIT CLOSE TO THE A40

**6,663 SQ FT** (619 SQ M)





Established, vibrant estate in the centre of Park Royal



24-hour access and the ability to secure the estate



O.6 miles from the A40 (Western Avenue) providing excellent access to Central London and the national motorway network



Within walking distance of Harlesden Station (Bakerloo Line and Silverlink) and North Acton Station (Central Line)



## **ACCOMMODATION**

TOTAL	6,663 sq ft	(619 sq m)
FIRST FLOOR OFFICE	770 sq ft	(71.5 sq m)
GROUND FLOOR OFFICE	770 sq ft	(71.5 sq m)
WAREHOUSE	5,123 sq ft	(476 sq m)

(All areas are approximate and measured on a Gross External basis)

## **DISTANCES**

A40 (GYPSY CORNER)	0.6 miles
A406 (HANGER LANE)	0.8 miles
M1 (JUNCTION 1)	4.6 miles
CENTRAL LONDON	8.7 miles
M25 (JUNCTION 16)	14.2 miles

Source: Google Maps

## **SPECIFICATION**

- To be refurbished
- Ground & first floor offices
- Generous yard & parking
- LED lighting
- 6.5 minimum height
- EPC rating: TBC

For more information, please contact the joint agents:

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