

**UNIT E - F, WESTERN TRADING ESTATE  
TRADING ESTATE ROAD, PARK ROYAL LONDON NW10 7LU**



6,801 – 14,453 sq ft industrial warehouse of portal frame construction and brick elevation incorporating ground and first floor offices.

**INDUSTRIAL**

**TO LET**

**6,801 TO 14,453 SQ FT**

**(631.83 TO 1,342.73 SQ M)**

- 6.14m eaves height
- Fully refurbished including a new roof
- Portal frame construction and brick elevation
- 2 x level access loading door
- Large loading apron and loading

# UNIT E - F, WESTERN TRADING ESTATE, TRADING ESTATE ROAD, PARK ROYAL, LONDON, NW10 7LU

## DESCRIPTION

The eaves height of the unit is 6.14m to eaves rising to 7.3m to apex. The unit benefits from first floor office space, a large loading apron and loading is via a covered loading bay with a single roller shutter. The unit has undergone an extensive refurbishment programme including a new roof.

The unit is located just off Park Royal Road on Trading Estate Road within Park Royal, West London.

Park Royal is located in West London, spanning the Boroughs of Ealing, Brent and Hammersmith and Fulham. Park Royal is one of the largest industrial areas in Europe and is one of London's primary industrial areas.

The location has attracted occupiers such as John Lewis, DHL, Bakkavor, Diageo, and McVitie's.

## LOCATION

The unit is located just off Park Royal Road on Trading Estate Road within Park Royal, West London. The A40 Western Avenue and A406 North Circular Road conveniently encompass the building, providing direct access to Central London to the South East and the Midlands to the North (M1). North Acton (Central Line), Park Royal (Piccadilly Line) and Harlesden (Network Rail/Bakerloo Line) are within a mile of the premises, and a number of bus routes pass close by.

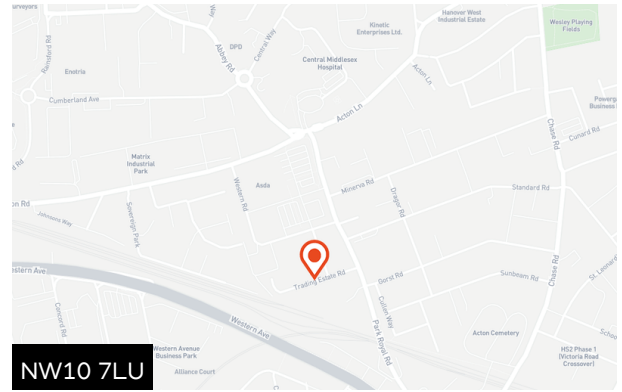
Heathrow International Airport, which serves 194 destinations in 82 countries is positioned approximated 19km (12miles) south-west of Park Royal. Park Royal is located in West London, spanning the Boroughs of Ealing, Brent and Hammersmith and Fulham.

Park Royal is one of the largest industrial areas in Europe and is one of London's primary industrial areas. It is West London's most sought after urban logistics and distribution locations. There is a labour pool of over 6 million people within a 30 minute drive.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - E	7,652	710.89	Available
Unit - F	6,801	631.83	Available
Total	14,453	1,342.73	



## VIEWING & FURTHER INFORMATION

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