



UNIT 6

FALCON PARK

INDUSTRIAL ESTATE

NW10 1RZ



What3Words

/// opera.hips.candle



Google Maps Link

**UNDERGOING
REFURBISHMENT**



WAREHOUSE / INDUSTRIAL UNIT

7,871 sq ft
(731.24 sq m)



Photo date: 05/20

Description

The unit forms part of the established Falcon Park Industrial Estate in Neasden and comprises a modern warehouse/ industrial unit of steel portal frame construction with brickwork and profile metal sheet clad elevations.

The property benefits from an electric roller shutter loading door, dedicated parking and fitted first floor office

accommodation. A separate pedestrian entrance leads to a reception area with WC facilities, providing access to both the warehouse and office accommodation.

The unit is undergoing refurbishment, further enhancing the quality of accommodation available.



- DIRECTLY OPPOSITE NEASDEN UNDERGROUND STATION
- UNDERGOING REFURBISHMENT
- 4 ALLOCATED PARKING SPACES
- FORECOURT AND LOADING AREA
- 7.6M RISING TO 8.8M AT THE APEX
- 3 PHASE ELECTRICITY & GAS
- ELECTRIC ROLLER SHUTTER LOADING DOOR
- FULLY FITTED FIRST FLOOR OFFICES

Location

The established Falcon Park Industrial Estate is strategically located on Neasden Lane off the A406 North Circular road in the heart of North West London's busy industrial area.

The estate lies directly opposite Neasden Underground Station (Jubilee Line) whilst also offering strong bus links along Neasden Lane. The A406 North Circular road provides direct access to Junction 1 of the M1 motorway and the Hanger Lane gyratory system, enabling fast access into central London to the East and the national motorway network to the West.



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Distances

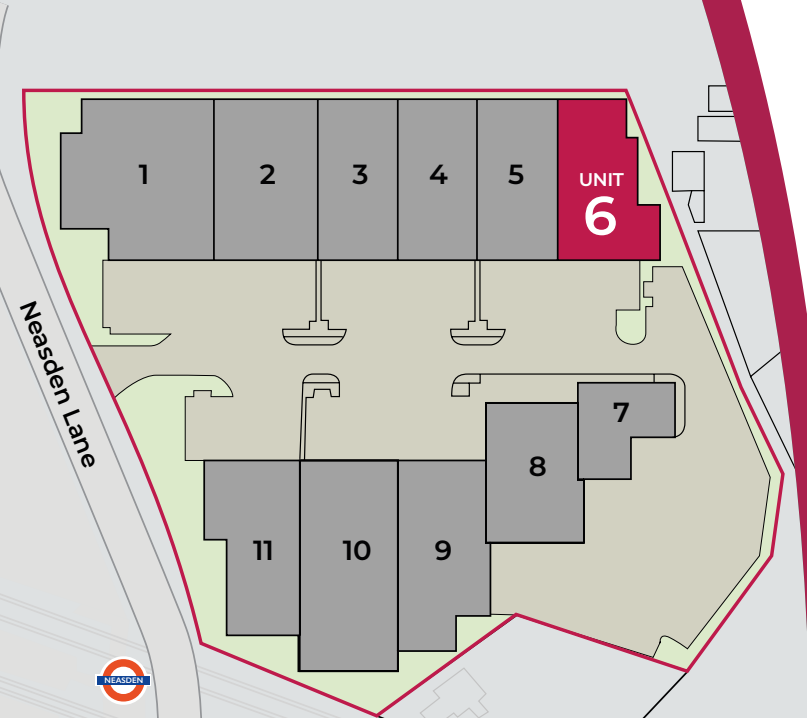
ROADS

A40	3.6 miles
A406	1 mile
Central London	5 miles
M25 (J16)	13.7 miles
M1 (J1)	2.2 miles

TUBE / TRAIN STATIONS

Neasden Tube	200 yards
St Pancras (via Neasden)	30 mins
London Euston (via Neasden)	32 mins

Source: Google Maps



UNIT 6 FALCON PARK INDUSTRIAL ESTATE NW10 1RZ

Accommodation (Approx. GEA)

Unit 6

Warehouse:	6,579 sq ft	611.21 sq m
First Floor Office:	1,292 sq ft	120.03 sq m
Total GEA:	7,871 sq ft	731.24 sq m



Photo date: 05/20

Business Rates

Interested parties should make their own investigations.

Energy Performance Certificate

Unit 6 – B50

Terms

The unit is available on a new FRI lease directly from the Landlord on Terms to be agreed.

Viewing & Further Information

For viewings and further information, please contact the joint sole agents:



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