

WESTWOOD PARK TRADING ESTATE PARK ROYAL



FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
7,053 SQ FT (655 SQ M) – 28,449 SQ FT (2,653 SQ M)
AVAILABLE Q1 2026
TO LET

7,053 SQ FT – 28,449 SQ FT

INDUSTRIAL / WAREHOUSE UNITS



Indicative Image



CGI

UNITS 22, 32, 34, 36 AND 38

Westwood Park Trading Estate presents 5 extensively refurbished industrial units to let in prime Park Royal. The specification includes a steel portal frame construction, modern high quality office accommodation, level access loading to each unit, 24/7 access, and allocated parking areas. The units are available separately or combined.

ACCOMMODATION (GEA)

UNIT 22	SQ FT	SQ M
Warehouse	9,133	850.6
Ground Floor Office / Amenity	501	46.5
First Floor Offices	883	82.0
Second Floor Offices	2,005	186.4
Overall Total	12,545	1165.5

UNIT 32	SQ FT	SQ M
Warehouse	5,374	499.3
Ground Floor Amenity	828	76.9
First Floor Offices	862	80.1
Overall Total	7,064	656.3

UNIT 34	SQ FT	SQ M
Warehouse	5,374	499.3
Ground Floor Amenity	821	76.3
First Floor Offices	858	79.7
Overall Total	7,053	655.4

UNIT 36	SQ FT	SQ M
Warehouse	5,535	514.2
Ground Floor Amenity	833	77.4
First Floor Offices	863	80.2
Overall Total	7,231	671.7

UNIT 38	SQ FT	SQ M
Warehouse	5,430	504.5
Ground Floor Amenity	851	79.1
First Floor Offices	877	81.4
Overall Total	7,158	665

COMBINED UNITS 32 - 38	SQ FT	SQ M
Overall Total	28,449	2,643.1



EXTENSIVELY
REFURBISHED



24/7
USE



1-2 ELECTRICALLY OPERATED
LEVEL ACCESS DOOR PER UNIT



18M
YARD DEPTH



PV PANELS
TO UNIT 22



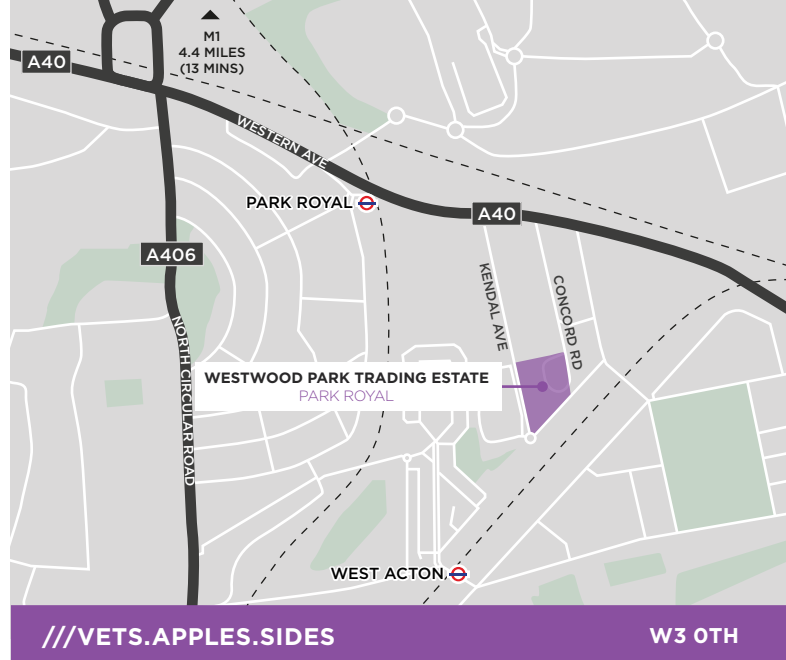
EV
CHARGING



LED
LIGHTING



UP TO 7M
CLEAR HEIGHT



///VETS.APPLES.SIDES

W3 0TH

ROAD	MILES	MINS
A40	0.4	2
M4	3.7	15
M1	5.8	20
A1	8.6	43

RAIL	MILES	MINS
PARK ROYAL	0.6	3
WEST ACTON	1.5	7
KEW BRIDGE	4.1	16
LONDON LIVERPOOL STREET	10.3	55

PORTS	MILES	MINS
TILBURY	41.5	1 hr 21
DP WORLD	45.2	1hr 26
DOVER	97.7	2 hr 33
FELIXSTOWE	100	2 hr 42

AIRPORTS	MILES	MINS
HEATROW	12.9	33
LONDON CITY	17.1	1 hr 12
GATWICK	37.4	1 hr 40
STANSTED	43.2	1 hr 49

EPC

Units 32,34,36,38: Target rating B.
Unit 22: Target rating A.

TERMS

The units are available by way of new FR&I leases on terms to be agreed.

RENT

Upon application.

COSTS

Each party to bear their own legal costs in this transaction.

**2M
PEOPLE**

ACCESSIBLE WITHIN
30 MINS PEAK HOURS

**44
MINS**

AVERAGE JOURNEY TO ALL
LONDON POSTCODES

**AN
UNRIVALLED
MIX OF GLOBAL
OCCUPIERS**

(FEDEX, DHL, DPD)

For further information or to arrange an inspection please contact the joint agents:

Source: Smappen



Heather Harvey-Wood
heather.harvey-wood@cushwake.com
07917 423 467

Alex Doyle
alexander.doyle@cushwake.com
07826 537 141



Tom Hill
thill@dohertybaines.com
07891 314 235

David O'Donovan
dodonovan@dohertybaines.com
07775 562 484

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cushman & Wakefield and Doherty Baines in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Cushman & Wakefield and Doherty Baines nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. December 2025

VALORWESTWOOD.COM

designed & produced by **CORMACK** - cormackadvertising.com