

UNIT 5A

AKWOOD
BUSINESS PARK

PARK ROYAL NW10 6EX

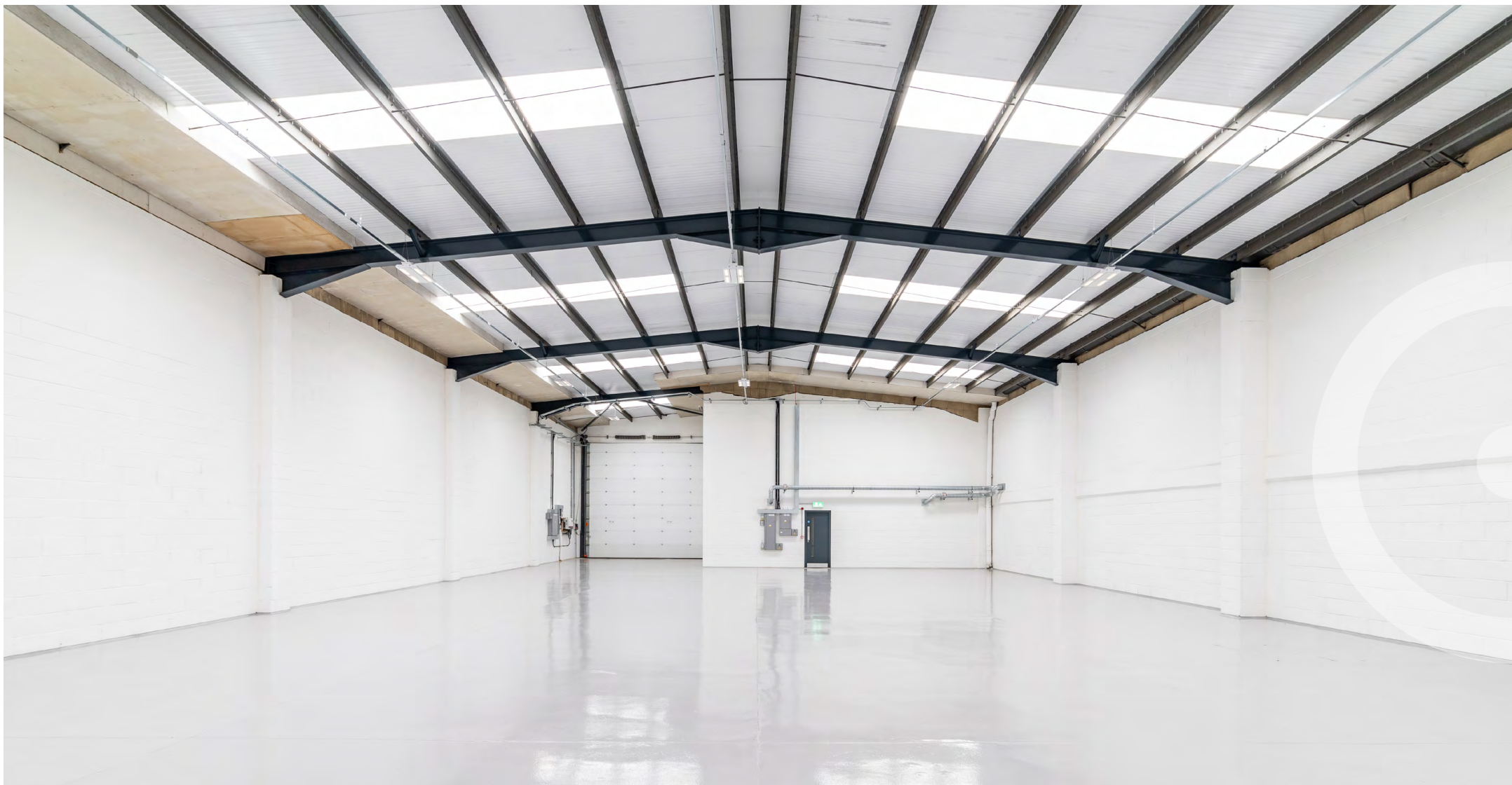
**WAREHOUSE /
INDUSTRIAL
UNIT CLOSE
TO THE A40
TO LET**

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

**EPC A+
&
NEW PV
PANELS**

**FULLY
REFURBISHED**





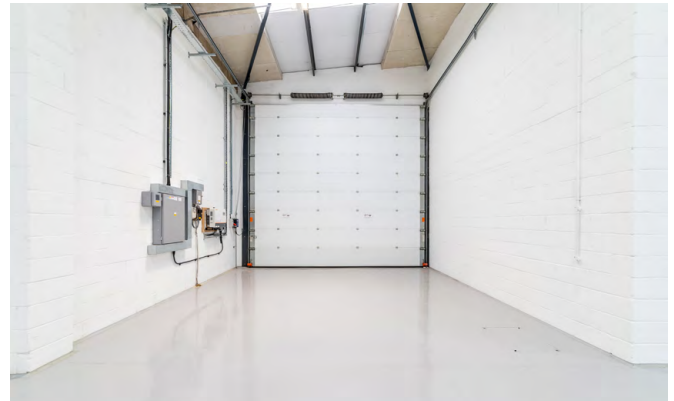
SPECIFICATION

- Recently refurbished
- Ground & first floor offices
- Generous yard & parking
- Photovoltaic panels
- LED lighting
- 6.5 minimum height
- EPC rating: EPC A+
- 2 x EV charge points

ACCOMMODATION

Warehouse	5,123 sq ft	(476 sq m)
Ground floor office	770 sq ft	(71.5 sq m)
First floor office	770 sq ft	(71.5 sq m)
Total	6,663 sq ft	(619 sq m)

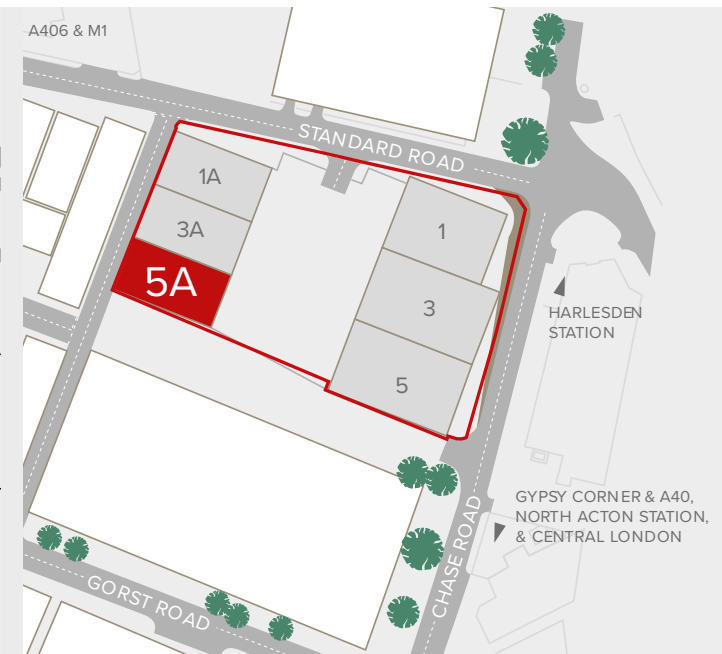
(All areas are approximate and measured on a Gross External basis)



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



Established, vibrant estate in the centre of Park Royal



24-hour access and the ability to secure the estate



0.6 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)

For more information, please contact the joint agents:



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