



UNIT 1

FALCON PARK

INDUSTRIAL ESTATE

NW10 1RZ

→ What3Words

/// such.assure.bleak

→ Google Maps Link

UNDERGOING
REFURBISHMENT



WAREHOUSE/INDUSTRIAL UNIT

12,570 sq ft
(1,167.79 sq m)



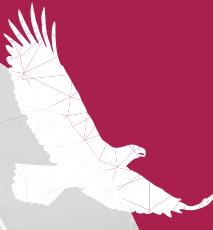
Images show recently refurbished
Unit 10 on the estate

Description

The unit forms part of a modern terrace of industrial warehouses on the Falcon Park Industrial Estate in Neasden.

The unit is of steel portal frame construction with brickwork and profile metal sheet clad elevations.

The unit has an electric roller shutter door with a separate pedestrian entrance at the front leading into a reception area with a W.C. which links to the ground floor warehouse and first floor offices.



- **DIRECTLY OPPOSITE NEASDEN UNDERGROUND STATION**
- **UNDERGOING REFURBISHMENT**
- **DEDICATED PARKING**
- **FORECOURT & LOADING AREA**
- **7.6M RISING TO 8.9M AT THE APEX**
- **3 PHASE ELECTRICITY (400 AMPS PER PHASE) & GAS**
- **ELECTRIC ROLLER SHUTTER DOOR**
- **FLEXIBLE UNDERCROFT, SUITABLE FOR FUTURE OFFICE, SHOWROOM, WELFARE OR PACKING**

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.



Distances

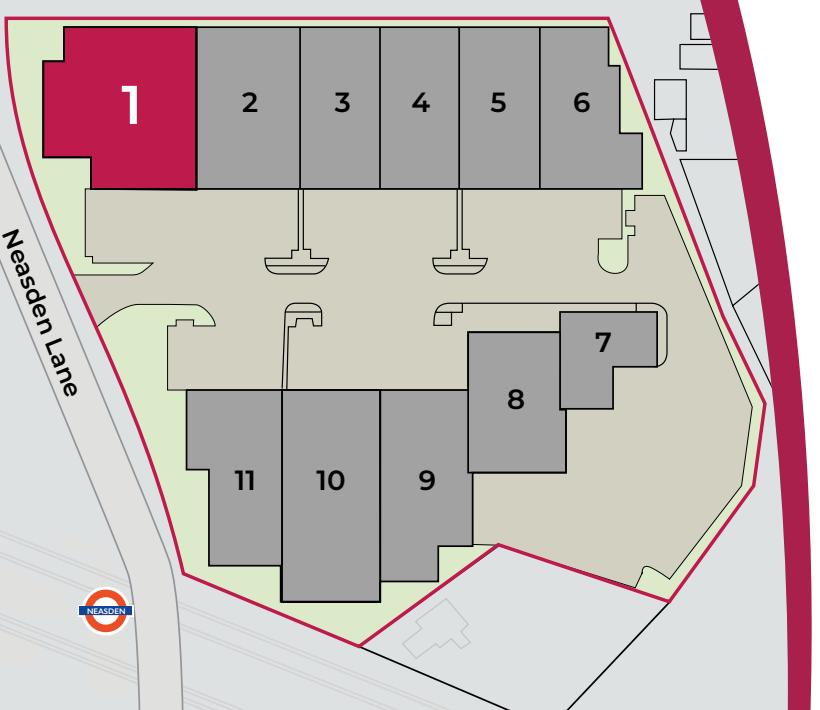
ROADS

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 1
**FALCON
 PARK**
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Accommodation (Approx. GEA)

Unit 1	PDF	VIEW FLOOR PLANS
Ground Floor:	10,246 sq ft	952 sq m
First Floor Office:	2,324 sq ft	216 sq m
Total GEA:	12,570 sq ft	1,168 sq m

Business Rates

Interested parties should make their own investigations.

**Energy Performance
 Certificate**

Unit 1 – **expected B 40**
 following refurbishment works.

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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