

WESTWOOD PARK TRADING ESTATE PARK ROYAL



CGI

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

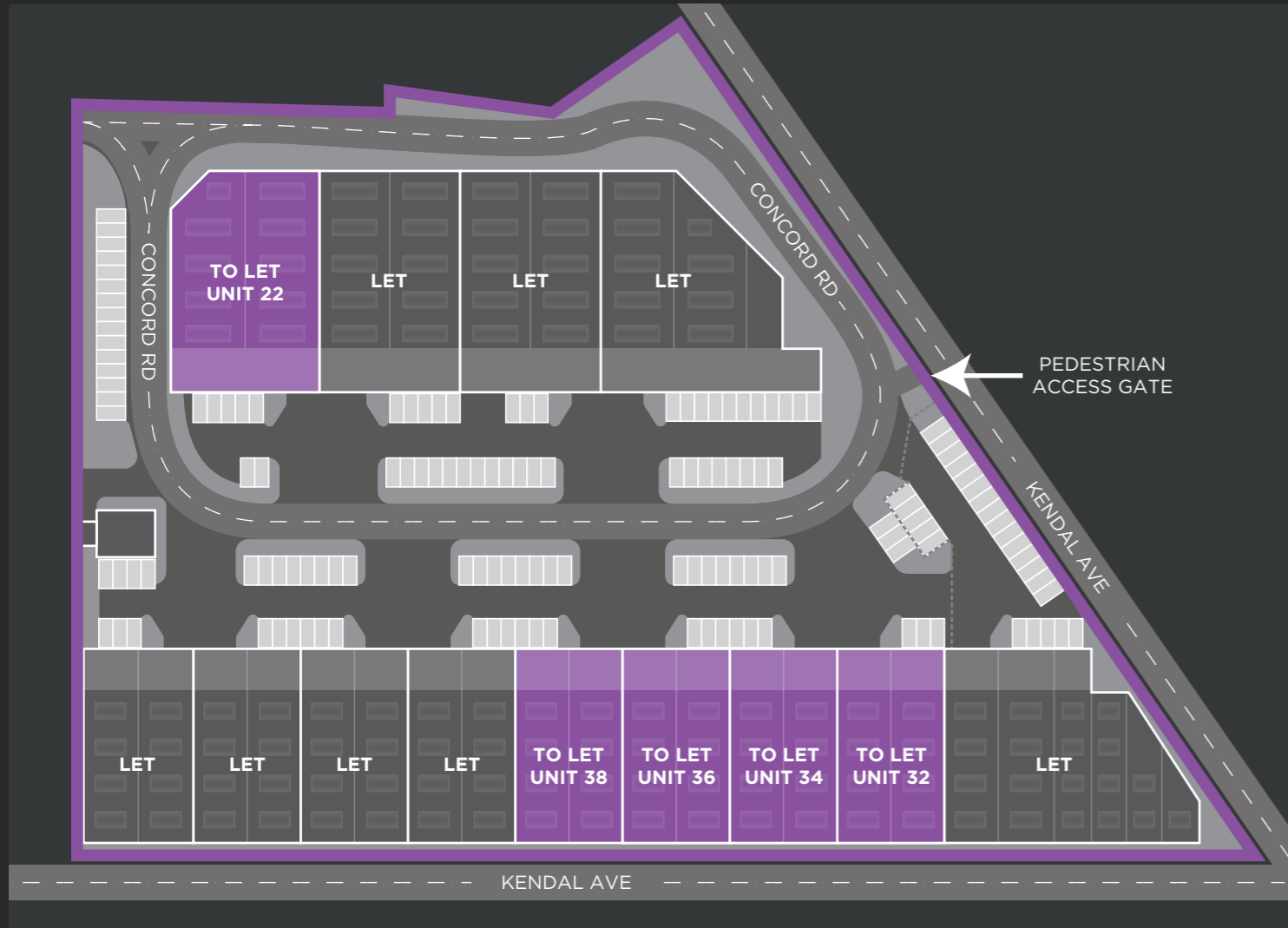
7,053 SQ FT – 28,449 SQ FT

INDUSTRIAL / WAREHOUSE UNITS



UNITS 22, 32, 34, 36 AND 38

Westwood Park Trading Estate presents 5 extensively refurbished industrial units to let in prime Park Royal, offering outstanding access to key transport links and an easy commute across London and the wider region. 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



CLEAR HEIGHT
UNIT 32 - 38: 5.5M
UNIT 22: 6.0M



1-2 ELECTRICALLY OPERATED
LEVEL ACCESS DOOR PER UNIT



18M
YARD DEPTH



WALKING DISTANCE TO
3 TUBE STATIONS



PV PANELS
TO UNIT 22



EV
CHARGING



LED
LIGHTING

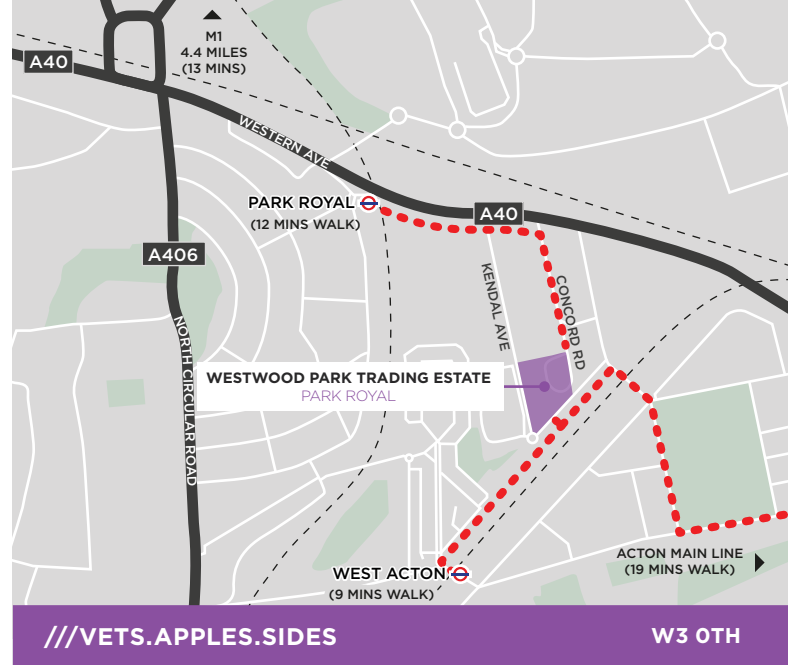


24/7
USE

9 MINS TO WEST ACTON
(CENTRAL LINE)

12 MINS TO PARK ROYAL
(PICCADILLY)

19 MINS TO ACTON MAIN LINE
(ELIZABETH LINE)



///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 |
|-------------|-------|---------|
| HEATHROW | 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.

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

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)

Source: Smappen

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