



UNIT 10

# FALCON PARK

INDUSTRIAL ESTATE

NW10 1RZ

**NEWLY  
REFURBISHED**



**What3Words**

///anyway.lives.loud



**Google Maps Link**

**WAREHOUSE/INDUSTRIAL UNIT**

**10,053 sq ft**  
(933.03 sq m)





## 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 entrances 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
- NEWLY REFURBISHED
- DEDICATED PARKING
- LARGE COMMUNAL YARD AREA
- 7.6M RISING TO 8.9M AT THE APEX
- 3 PHASE ELECTRICITY & GAS
- ELECTRIC ROLLER SHUTTER DOORS
- 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

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

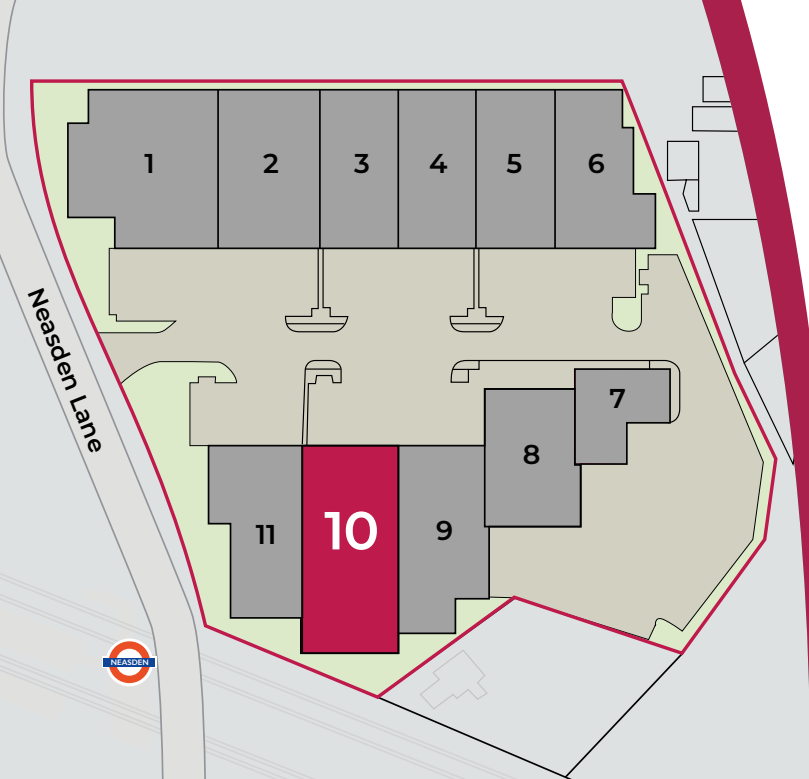
Neasden Tube	200 yards
St Pancras (via Neasden)	30 mins
London Euston (via Neasden)	32 mins

Source: Google Maps









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# FALCON

# PARK

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### Accommodation (Approx. GEA)

Unit 8 LET

Unit 9 LET

Unit 10  VIEW FLOOR PLANS

Ground Floor:	8,966 sq ft	832.04 sq m
First Floor:	1,087 sq ft	100.99 sq m
<b>Total:</b>	<b>10,053 sq ft</b>	<b>933.03 sq m</b>

### Business Rates

Interested parties should make their own investigations.

### Energy Performance Certificate

Unit 10 – B 40

### Terms

The units are available individually or combined on FRI leases on terms to be agreed.

### Viewing & Further Information

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

  
**020 7629 8171**  
**KnightFrank.co.uk**

GUS HASLAM  
 07885 596877  
 gus.haslam@knightfrank.com

CHARLIE PERKINS  
 07974 366158  
 charlie.perkins@knightfrank.com

 **Grant Mills Wood**  
 chartered surveyors  
**www.grantmillswood.com**  
**020 7629 8501**

JONATHAN HAY  
 07798 605532  
 jonathanh@grantmillswood.com

FABIAN STUART SMITH  
 07494 474190  
 fabians@grantmillswood.com