

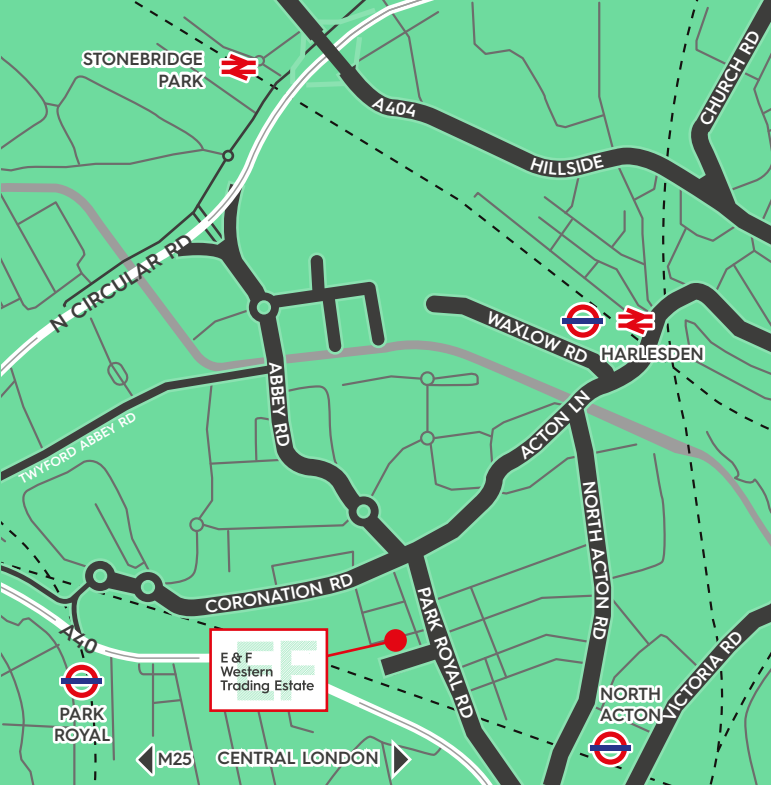
# E & F Western Trading Estate

6,801 – 14,453 Sq Ft  
Industrial / Warehouse  
Units **TO LET**

Park Royal, London,  
NW10 7LU







### Travel Distances

| ROADS              | DISTANCE   |
|--------------------|------------|
| A40                | 0.5 Miles  |
| M4 J1              | 3.0 Miles  |
| M1 J1              | 4.6 Miles  |
| Central London     | 8.9 Miles  |
| M25 J16            | 12.7 Miles |
| TRAIN STATIONS     | DISTANCE   |
| Harlesden          | 1 Miles    |
| North Acton        | 0.7 Miles  |
| Willesden Junction | 1.6 Miles  |
| Stonebridge Park   | 1.6 Miles  |
| AIRPORTS           | DISTANCE   |
| Heathrow Airport   | 12.1 Miles |

### Lease Terms

Available on new full repairing and insuring leases on terms to be agreed.

### Rent

On application.

### Service Charge

Tenants are to pay a contribution towards the estate service charge. Further details are available upon request.

### VAT

VAT is applicable to all charges.

### Business Rates

Interested parties are advised to make their own enquires.

### EPC

Available on request.

### Legal Costs

Each party is to bear their own legal costs.

### Contact:

For more information or to request a viewing please contact:

## 6,801 – 14,453 SQ FT MODERN INDUSTRIAL UNITS INCORPORATING GROUND AND 1ST FLOOR OFFICE ACCOMMODATION.

| Unit         | SQ FT         | SQ M            |
|--------------|---------------|-----------------|
| E            | 7,652         | 710.89          |
| F            | 6,801         | 631.83          |
| <b>Total</b> | <b>14,453</b> | <b>1,342.72</b> |



Quick access to the A40/A406



6.14m eaves height



1 level access loading door



Covered loading area



Extensive yard area



10 car parking spaces



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