

Hanover West

Industrial Estate

Park Royal | NW10 7NB



[Google Maps Link](#)



[What3Words Link](#)

Refurbished prominent industrial warehouse unit.

UNIT **5** 2,471 ft²



Clearbell

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Industrial Estate



Hanover West Industrial Estate | Acton Lane | Park Royal | NW10 7NB

Situated on Acton Lane in the heart of Park Royal, local amenities including the Asda superstore, numerous bus routes and North Acton (Central Line) & Harlesden station (Bakerloo Line and London Overground) are all within close proximity being approx. ½ mile away. Acton Lane is located a short distance from both the A40 & A406 which provides access to the central London to the east and Heathrow Airport to the west.



B4492
Acton Lane

Unit 5.

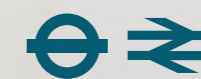
Unit 5 is of steel portal frame construction with brick and block work walls and has a minimum clear height of 4.73m. The unit has a separate entrance door for staff and customers, a small reception/office block with WC facilities, reserved car parking spaces (including one EV charger) with access to warehouse area via an electric roller shutter door.

Unit 5	FT ²	M ²
GF Warehouse	2,271	211
GF Office / Reception	200	18.5
TOTAL	2,471	229.5

All measurements are approx.
Gross External Areas (GEA)



4.73m clear eaves height



Walking distance to Harlesden & North Acton Stations



Reception/office



Reserved car parking spaces

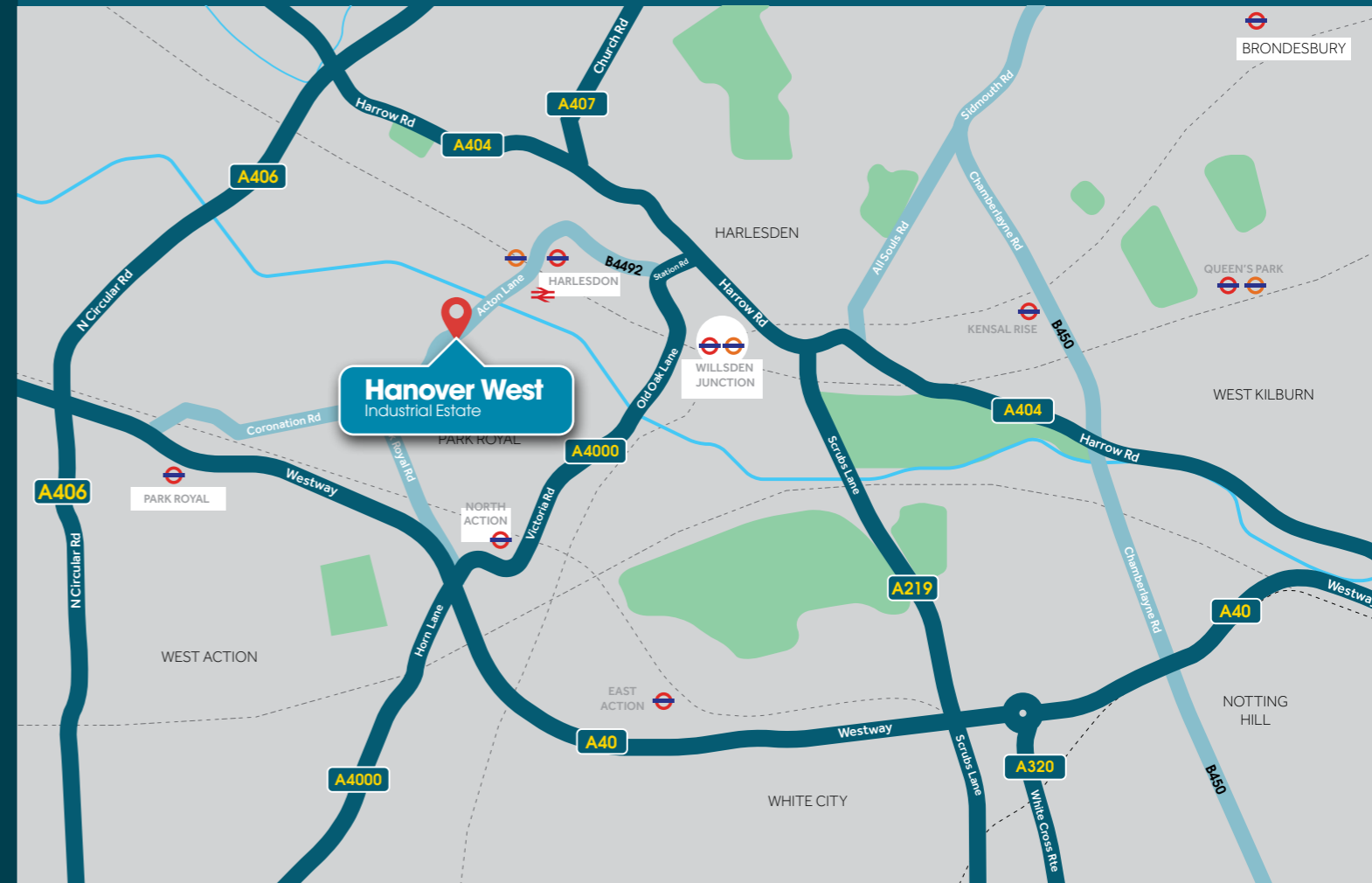


Recently refurbished



Electric roller shutter door

Well connected.



DRIVE-TIMES Minutes

A406 North Circular Rd	6
A40 Western Avenue	10
M1 Junction 1	15
M40 Junction 1	20
M25 Junction 16	22
Central London	28



Google Maps
Link



What3Words
Link



TERMS

A new lease is available directly from the landlord, on terms to be agreed.

SERVICE CHARGE

A service charge is payable for the management of the estate. Further details on request.

LEGAL COSTS

Each party to bear their own legal costs relating to the transaction.

RATEABLE VALUE

Rateable value is £52,500.

Rates payable for 2026/27 equate to £25,200 (using 0.48 multiplier)

Interested parties should make their own enquiries with the Local Authority.

EPC

B rating 49

Contact.



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