

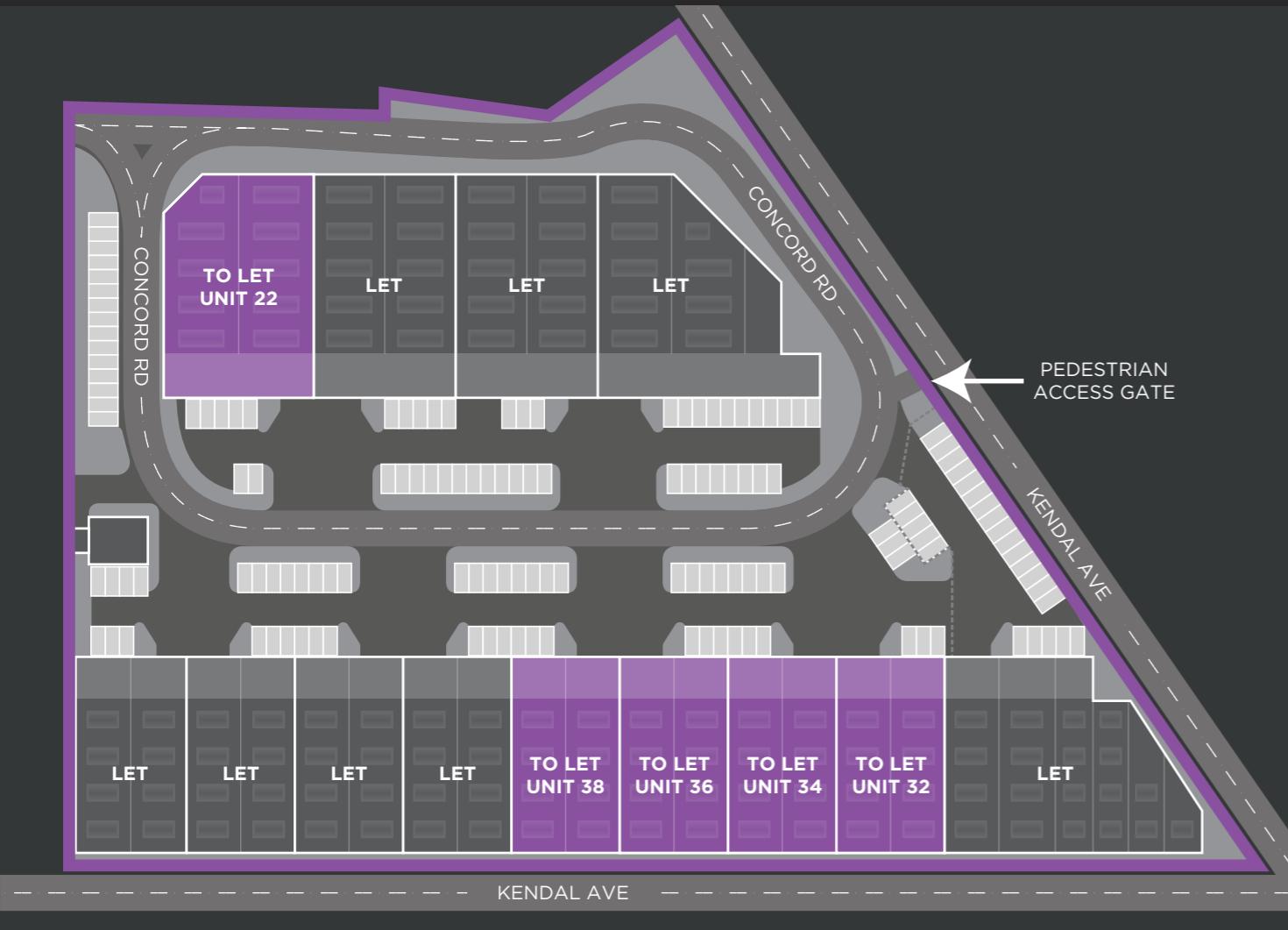
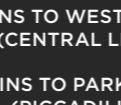
WESTWOOD PARK TRADING ESTATE PARK ROYAL



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

EXTENSIVELY
REFURBISHEDUP TO 7M
CLEAR HEIGHT1-2 ELECTRICALLY OPERATED
LEVEL ACCESS DOOR PER UNIT18M
YARD DEPTHWALKING DISTANCE TO
3 TUBE STATIONSPV PANELS
TO UNIT 22EV
CHARGINGLED
LIGHTING24/7
USE9 MINS TO WEST ACTON
(CENTRAL LINE)
12 MINS TO PARK ROYAL
(PICCADILLY)
19 MINS TO ACTON MAIN LINE
(ELIZABETH LINE)

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)

	SQ FT	SQ M
UNIT 22		
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	1,165.5
UNIT 32		
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		
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		
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		
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		
Overall Total	28,449	2,643.1



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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