

WESTWOOD PARK TRADING ESTATE PARK ROYAL

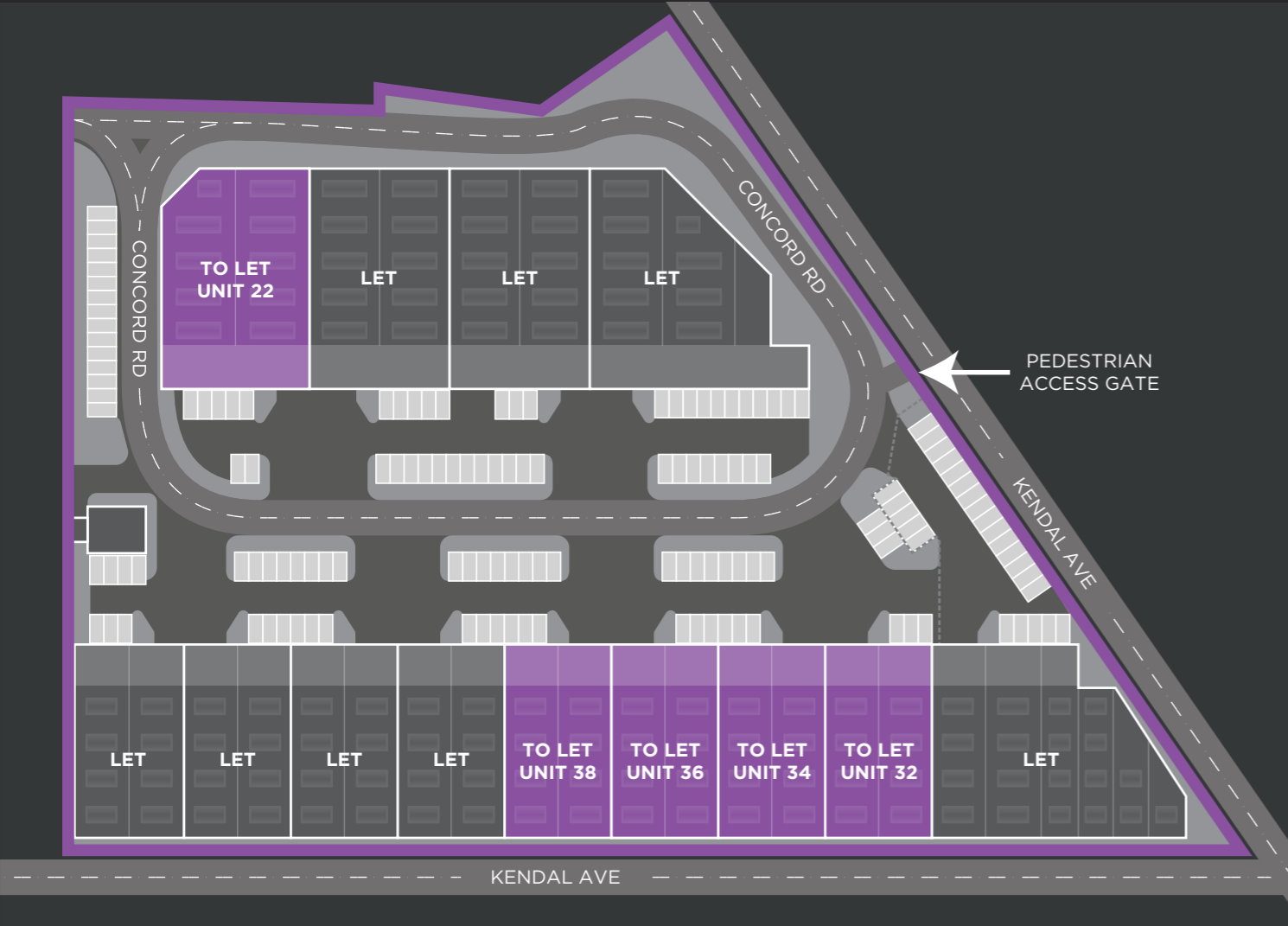


CGI

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



UP TO 7M
CLEAR HEIGHT



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

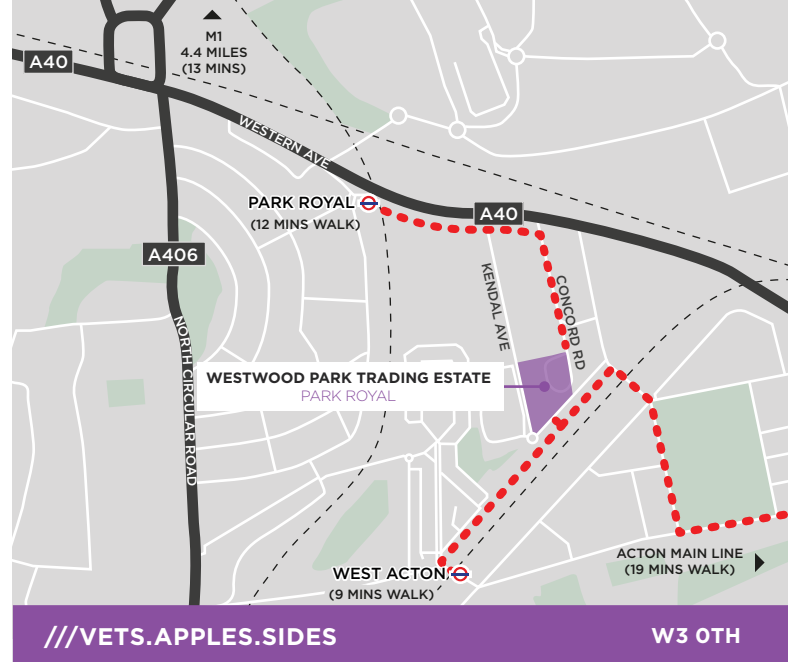


24/7
USE

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.

RENT

Upon application.

COSTS

Each party to bear their own legal costs in this transaction.

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



Heather Harvey-Wood
heather.harvey-wood@cushwake.com
07917 423 467

Alex Doyle
alexander.doyle@cushwake.com
07826 537 141



Tom Hill
thill@dohertybaines.com
07891 314 235

David O'Donovan
dodonovan@dohertybaines.com
07775 562 484



Source: Smappen

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