



UNIT 6
FALCON
PARK
INDUSTRIAL ESTATE
NW10 1RZ

- DIRECTLY OPPOSITE NEASDEN UNDERGROUND STATION
- FULLY REFURBISHED
- 4 ALLOCATED PARKING SPACES
- 7.6 M EAVES RISING TO 8.8M APEX
- 3 PHASE ELECTRICITY
- FULLY FITTED 1ST FLOOR OFFICES



**WAREHOUSE/
INDUSTRIAL UNIT**
7,871 sq ft

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

ROADS		TUBE / TRAIN STATIONS	
A40	3.6 miles	Neasden Tube	200 yards
A406	1 mile	St Pancras	(via Neasden) 30 mins
Central London	5 miles	London Euston	(via Neasden) 32 mins
M25 (J16)	13.7 miles		
M1 (J1)	2.2 miles		

Source: Google Maps

Description

The unit is of steel portal frame construction with brick and profile sheet clad elevations. Benefits include:

- 7.5m clear height
- 1 electric level access loading door
- Fully fitted offices at first floor level
- 3 phase electricity
- Gas



[CLICK TO VIEW GOOGLE MAPS](#)

Accommodation

	SQ FT	SQ M
Warehouse	6,579	611.21
First Floor Office	1,292	120.03
Total	7,871	731.24



Energy Performance Certificate

Unit 6 - B(50).

Terms

The property is available on a new FRI lease direct from the landlord.

Further information



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