

Unit 1A Oakwood Business Park, Park Royal, London NW10 6EX

Available To Let – 6,626 sq ft Industrial Unit



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Location

Oakwood Business Park is located within Park Royal in the London Borough of Ealing. The site is positioned at the South-Eastern corner of the Park Royal which offers unparalleled connectivity to Central London and key transport routes.

The estate benefits from direct access to the A4 (Gypsy Corner) just 0.6 miles to the south and the A406 (Hanger Lane) only 0.8 miles to the west. Also, it is within walking distance of North Acton Underground station (Central Line) and Harlesden Station (Bakerloo Line and Silverlink).

Description

Unit 1A Oakwood Business Park is an industrial unit constructed of a steel portal frame with metal cladding and brick elevations. This property features warehouse and office accommodation on the ground floor with additional office space on the first floor. The unit also benefits from a shared service yard and ample parking spaces.

Accommodation (GIA)

Description	Sq. Ft.	Sq. M.
Ground Floor Warehouse	5,166	480
Ground Floor Office	730	68
First Floor Office	730	68
Total	6,626	616

Specification

- c.5.5m clear height
- Ground & first floor offices
- Electric sectional loading doors
- Gas
- Lighting in warehouse
- 3-phase power
- 12 car parking spaces

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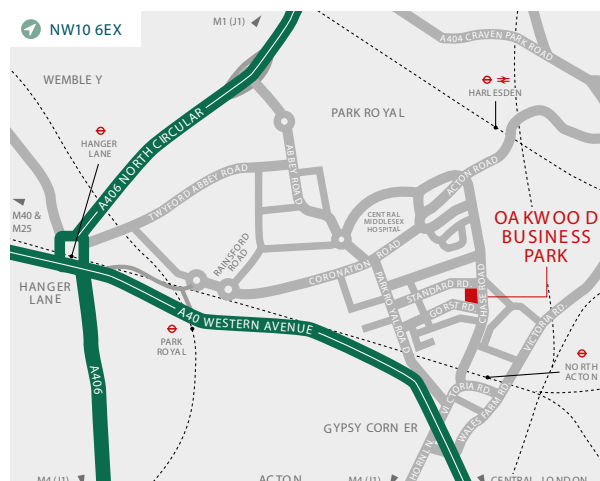
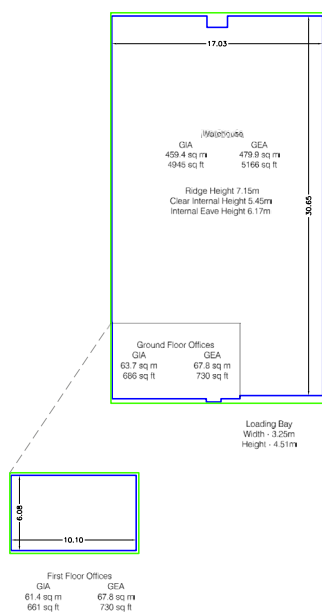


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Location Plans

Not to scale, indicative only



EPC

Upon Request.

Legal Costs

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

Further Information

Viewing is strictly by appointment only, through sole agents Levy Real Estate:

Will Edgley

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Terms

The property is available by way of an assignment or sub lease.

Quoting Rent

Upon Application.

Service Charge

To be confirmed.

Rates

Interested parties to make their own enquires with the local council, London Borough of Ealing.

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