

UNIT 1

ROYAL LONDON INDUSTRIAL ESTATE

29-35 NORTH ACTON ROAD, LONDON, NW10 6PE

UNDERGOING
REFURBISHMENT

10,006 SQ FT (930 SQ M)

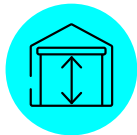
TO LET

END OF TERRACE INDUSTRIAL / WAREHOUSE

Image is indicative of post refurbishment standard.



**UNIT 1 -
UNDERGOING REFURBISHMENT**



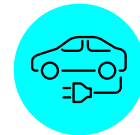
6.8M EAVES HEIGHT



FULL HEIGHT ELECTRIC LOADING DOOR*



GENEROUS YARD & PARKING



2 X ELECTRIC VEHICLE CHARGE POINTS*



**CLOSE PROXIMITY TO HARLESDEN TUBE
STATION & A406 NORTH CIRCULAR**



TARGETED EPC A RATING*



LED WAREHOUSE LIGHTING*



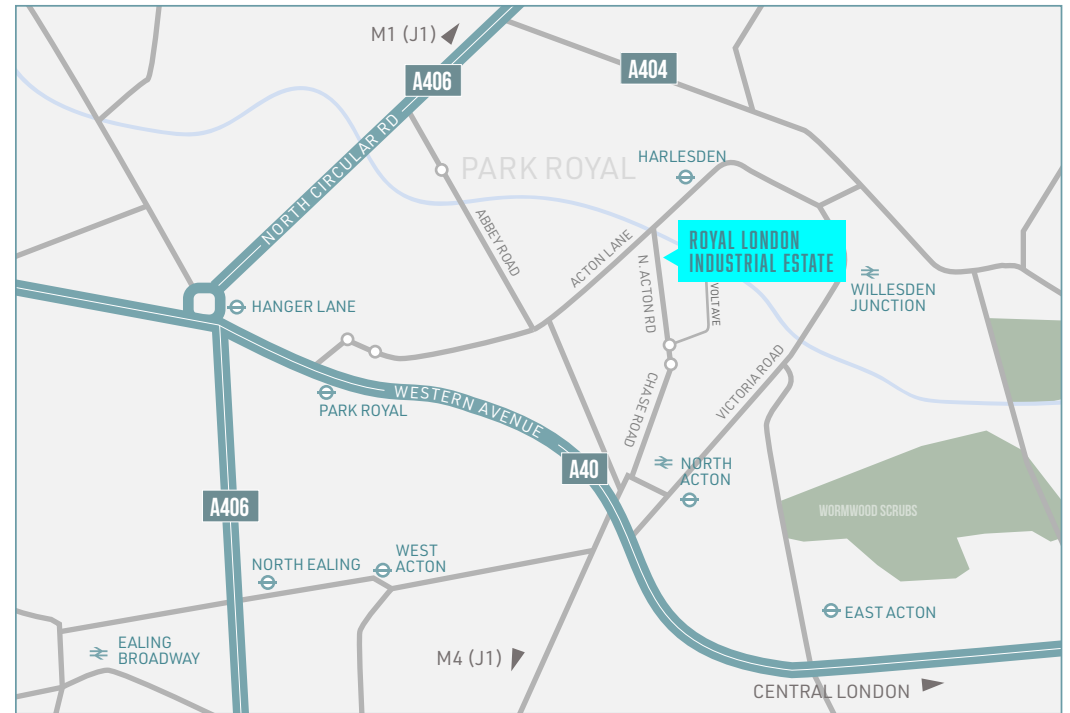
FIRST FLOOR OFFICES

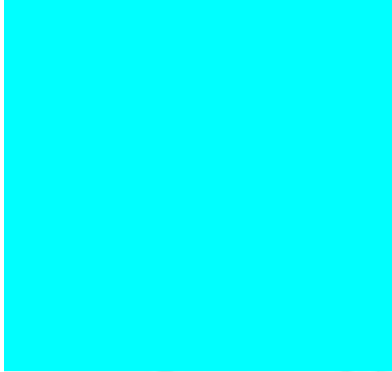
* Anticipated specification post-refurbishment

LOCATION

The property is located on North Acton Road, in the centre of Park Royal. Access to the A40 is via Gypsy Corner, which is within one mile to the south. The North Circular (A406) can be accessed via both A404 and Abbey Road. Harlesden (British Rail & Bakerloo Line) and North Acton (Central Line) stations are within one mile.

Harlesden tube station	0.3 miles
North Acton Tube station	0.8 miles
A40 Western Avenue	1 mile
A406 North Circular	2.7 miles
M1 (J1)	3.6 miles
Central London	8 miles





Images are indicative of post refurbishment standard.

DESCRIPTION

A end of terrace industrial / warehouse property which is undergoing a comprehensive refurbishment including replacement windows, LED warehouse lighting and VRP heating and cooling to the offices. There are ground & first floor offices to the front of the building. The warehouse provides clear span space with a clear internal height of 6.8 metres. The property is targeting an EPC A rating. To the front of the property there is a covered loading yard and allocated parking spaces within a generous shared secure yard area.

ACCOMMODATION (GEA)

The accommodation comprises the estimated following areas:

Unit 1	sq ft	sq m
Ground Floor	8,936	830
First Floor	1,070	100
Total	10,006	930



Image indicative of post refurbishment standard.



REFURBISHMENT SPECIFICATION

- New electric loading door
- 2 x electric vehicle charge points
- Replacement windows
- LED warehouse lighting
- VRF heating/cooling to offices

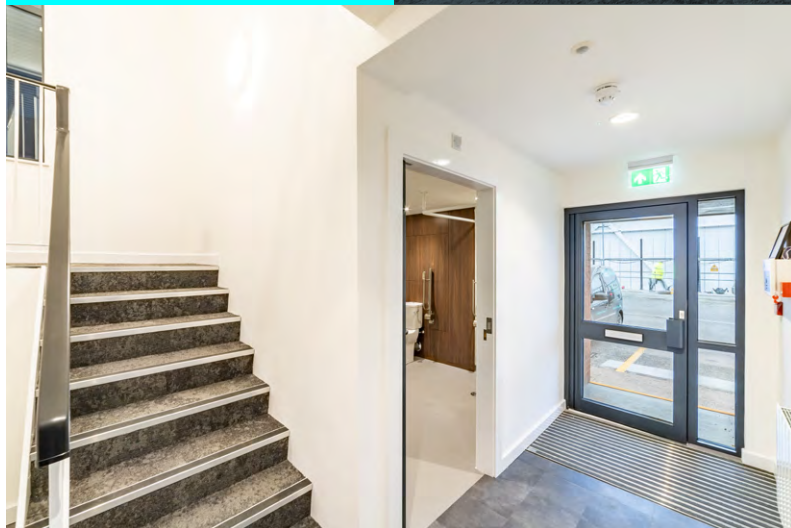
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VIEWINGS

Viewing strictly by prior appointment via the sole agents:

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