

WESTWOOD PARK TRADING ESTATE PARK ROYAL

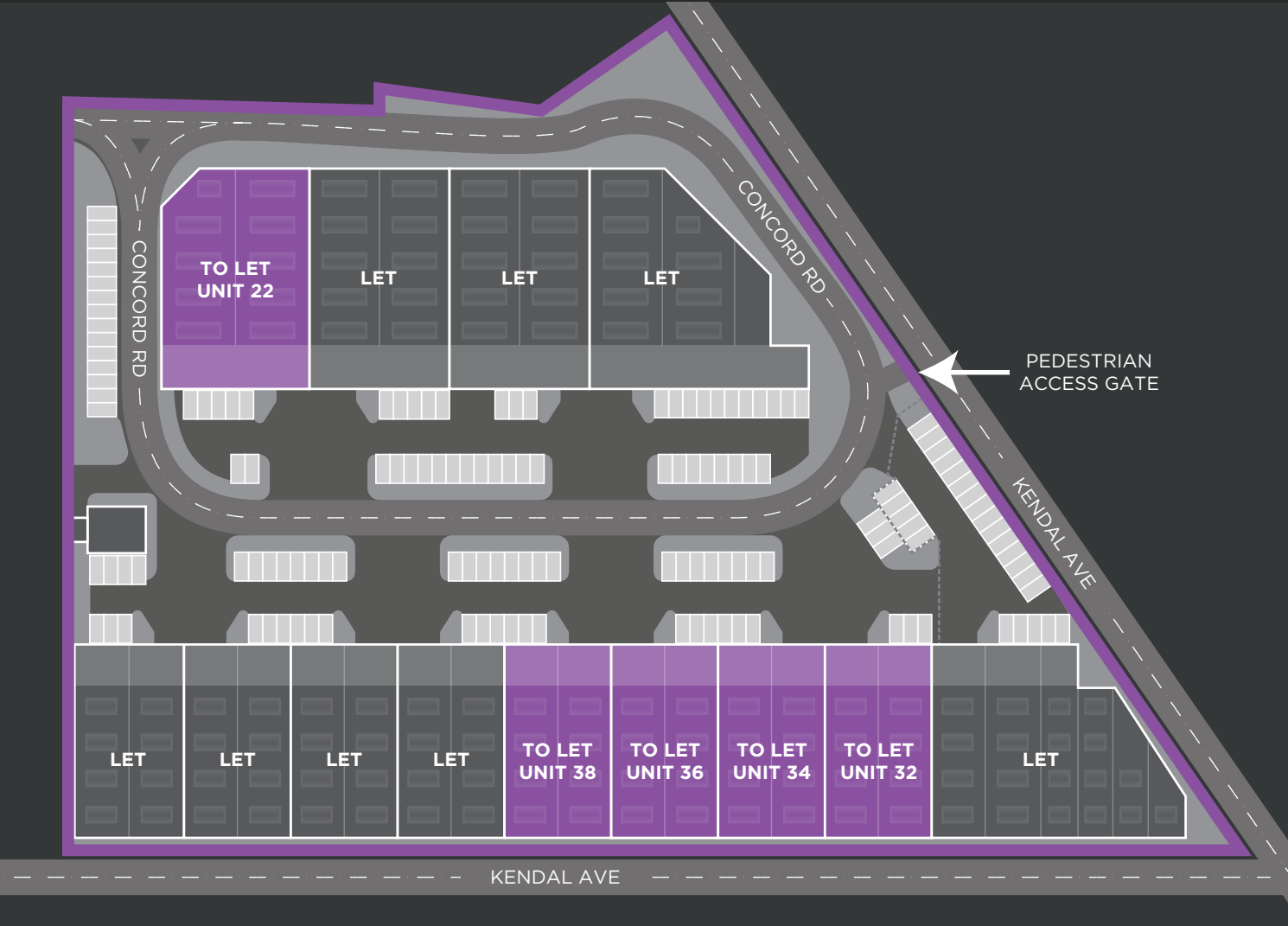


CGI

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

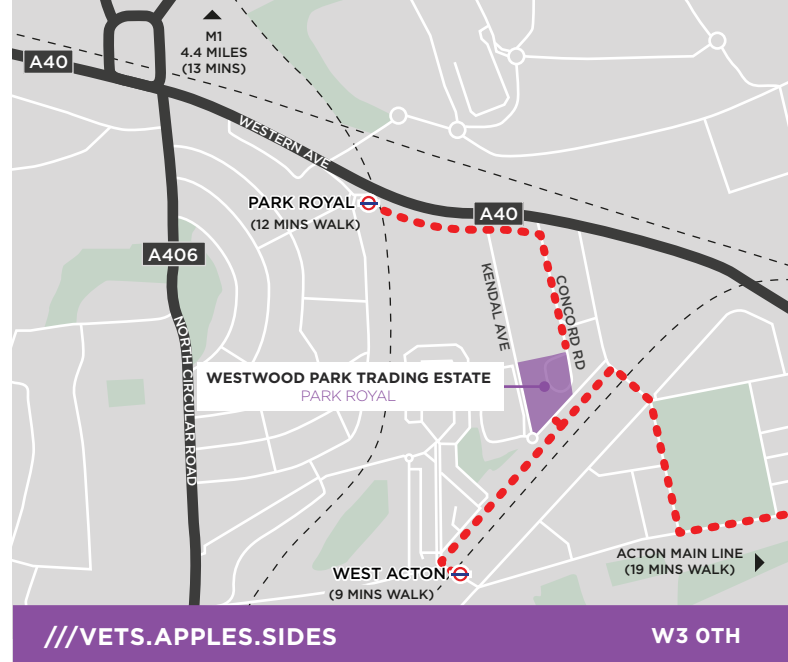
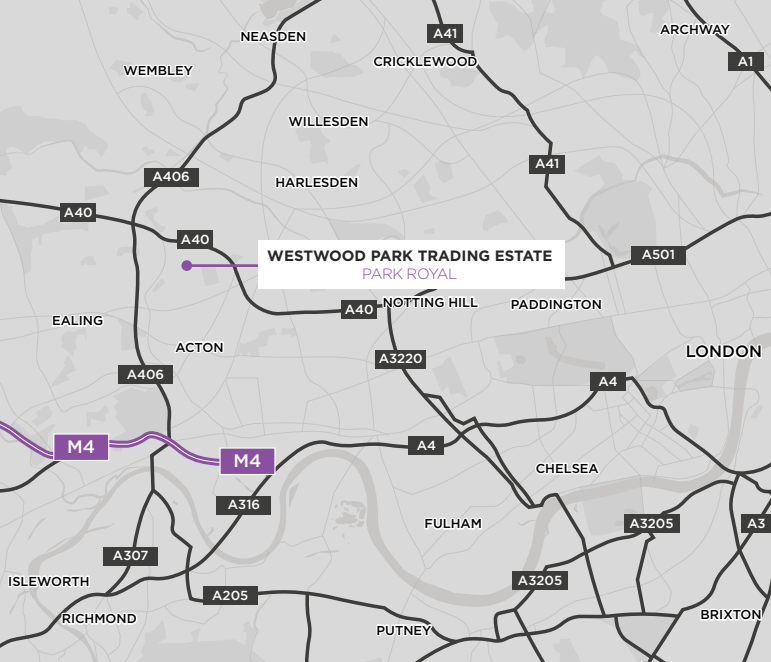


24/7 USE

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.

**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)

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

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