

Unit 34, Westwood Park Trading Estate, Park Royal

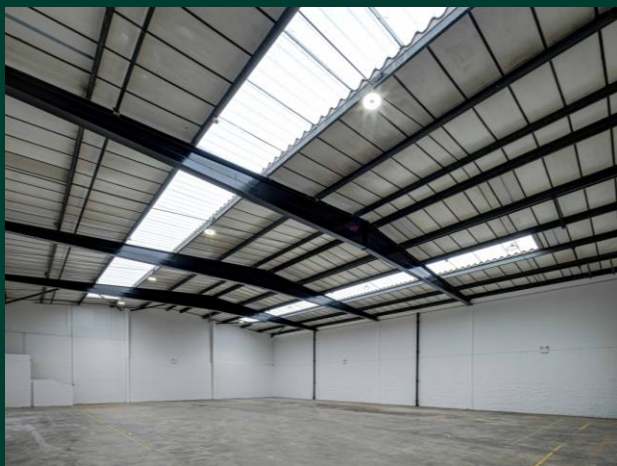
Extensively Refurbished 6,690 sq ft Warehouse

Concord Road, W3 0TH



- 5.5m eaves rising to 7.5m at apex
- Ground & First Floor Office Accommodation
- 1 level access loading door per unit
- Secure, gated estate
- Refurbished June 2024





Description

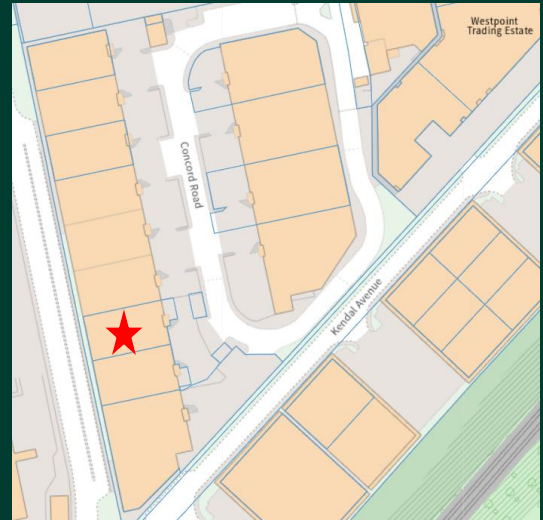
Unit 34 comprises a mid-terrace warehouse constructed of a traditional brick and block construction with ancillary office accommodation. The property has been newly refurbished in June 2024.

Unit 32	Size (sq ft)
Ground	5,915
First Floor	775
Total	6,690

Location

Westwood Industrial Estate is strategically located in Park Royal, within 1 minute of the A40 Western Avenue. The subject property is accessed via Concord Road, just off the A40 / Western Avenue, which provides excellent access to the M40, M25 and A406 North Circular, providing swift access to West / Central London and the wider UK motorway network.

Heathrow Airport is located approximately 12 miles to the west of the property via the M4. Park Royal underground station is situated 0.7 miles to the west of the property. This provides regular Piccadilly Line services to and from Central London. Alliance Road bus stop is approximately 5 minute walk from the subject property and provides access to surrounding town centres and public transport links.



Terms

Available by way of a new lease. Rent on Application

Business Rates

Available upon request.

Viewing and further information

Strictly by prior arrangement with the sole agents.

EPC

Available on request

Contact Us

Ryan Anderson
07833 299 439
Ryan.Anderson@cbre.com

Toby King-Thompson
07919 145652
Toby.kingthompson@cbre.com

Molly Powell
07880 487 839
Molly.Powell@cbre.com

Alex Monaghan
07584 640 266
Alex.Monaghan@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. July 2024