

THIS IS **TOWNSEND** INDUSTRIAL ESTATE

Industrial/Warehouse Units
From 2,000 sq ft TO LET

Waxlow Road, Park Royal
London, NW10 7NU

COMPREHENSIVELY REFURBISHED INDUSTRIAL / WAREHOUSE ESTATE IN THE HEART OF PARK ROYAL

Townsend Industrial Estate offers fully refurbished industrial / warehouse units in a range of sizes. The estate is laid out in three terraces in a smart and well managed environment.

The refurbished units benefit from new roofs, full height loading doors, cladding and windows to the elevations.



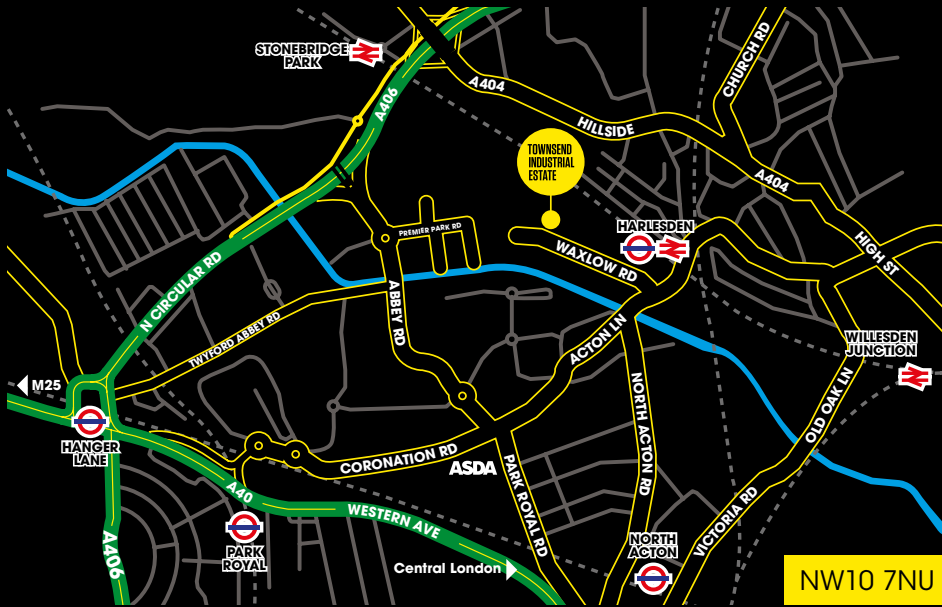
SPECIFICATION

- LEVEL LOADING DOORS
- 5.35M EAVES HEIGHT
- DEDICATED YARD AREAS
- FITTED OFFICES
- POWER - 200 AMPS PER UNIT
- NEW ROOFS
- LED WAREHOUSE LIGHTING
- ESTATE IS GATED OUT OF HOURS
- NEW FIBRE INTERNET CONNECTION
- GAS SUPPLY

UNIT NO.	WAREHOUSE GEA (SQ FT)	OFFICES GEA (SQ FT)	TOTAL GEA (SQ FT)	TOTAL GEA (SQ M)
4 - UNDER OFFER	5,509	805	6,314	587
8	2,640	0	2,640	245
12	7,843	805	8,648	803
13-14	15,712	1,610	17,322	1,609
15	7,850	805	8,655	804



THIS IS MULTI-MODAL CONNECTIVITY



ROAD

ROAD	DISTANCE
A404	0.8 MILES
A406	1.25 MILES
A40	1.3 MILES
M4 J1	3.4 MILES
M1 J1	4.1 MILES
CENTRAL LONDON	8.5 MILES
M25 J16	12.9 MILES

RAIL

RAIL	DISTANCE
HARLESDEN	0.5 MILES
NORTH ACTON	1.1 MILES
WILLESDEN JUNCTION	1.1 MILES
STONEBRIDGE PARK	1.6 MILES

AIR

AIR	DISTANCE
HEATHROW	12.5 MILES



TOWNSENDINDUSTRIALESTATE.COM

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TERMS

The property is available on new full repairing and insuring leases.

RATEABLE VALUE / EPC

On application.