

# Warehouse / Industrial – Short Term Basis

17,145 SQ FT

(1,593 SQ M)

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**TO LET**

Unit 7 Frogmore Industrial Estate  
Acton Lane, Park Royal, NW10 7NQ

Key Points:

- Available on **short/flexible terms**
- 2 level access loading doors
- Dedicated rear yard
- 4.8m clear internal height rising to 6.7m
- 2 storey offices
- Concrete warehouse floor
- WC's and kitchenette
- Ample parking
- Prime Park Royal location

Rent available upon application.

Contact us:

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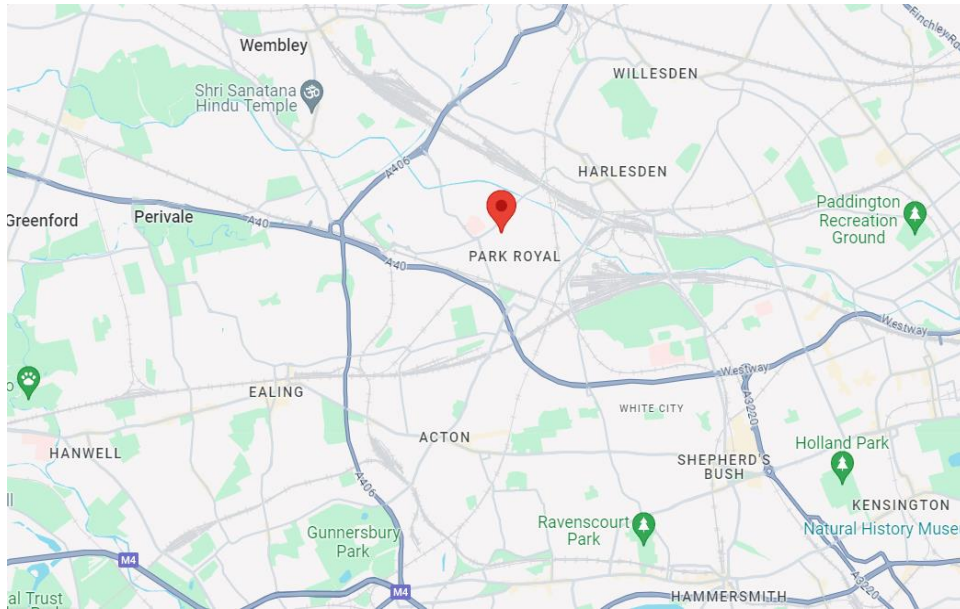
# Unit 7 Frogmore Industrial Estate

## Description

Unit 7 is an industrial unit with ample allocated parking spaces and a dedicated rear yard. The unit benefits from 2 level access loading doors and an internal clear height of 4.8m rising to 6.7m at the apex. The unit comprises of a large warehouse space, ground and first floor offices as well as a kitchenette and WC facilities.

## Location

The Frogmore Industrial Estate is located in the centre of Park Royal, a prime West London industrial location. The estate is approximately 0.5 miles from the A406 North Circular, 3.5 miles from Junction 1 of the M1 and 7 miles from Central London as well as benefitting from nearby access to the M40 and M25.



## VAT

All prices and other costs quoted exclusive of VAT.

## Rateable Value

Interested parties are advised to make their own enquiries with the local council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed on a short term basis (6-12 months). Further details available upon request.

## EPC

C - 71

## Rent

POA

## Floor Areas

The Property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
Warehouse	13,681	1,271
Ground Floor Offices	1,871	174
First Floor Offices	1,593	148
<b>TOTAL</b>	<b>17,145</b>	<b>1,593</b>

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## Disclaimer

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## Business

# Unit 7 Frogmore Industrial Estate

