



**FROGMORE**

INDUSTRIAL ESTATE | NW10  
ACTON LANE | PARK ROYAL

# UNIT 1

TO LET TO BE REFURBISHED  
INDUSTRIAL / WAREHOUSE  
25,085 SQ FT (2,330 SQ M)

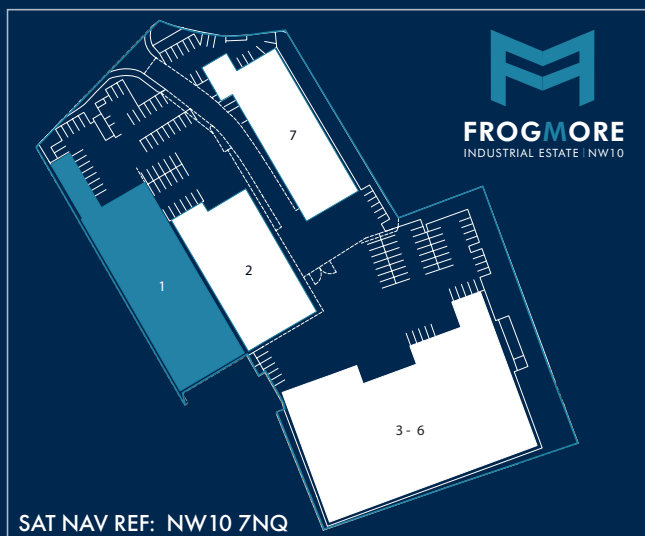


The **Frogmore Estate** is situated in the heart of Park Royal fronting onto Acton Lane offering excellent access to central London, the A40/M40 and M25.

Unit 1 will be comprehensively refurbished and benefit from a large secure yard.

## MORE SPECIFICATION

- Dedicated yard area
- Concrete floor
- Min. eaves height of 4.62m rising to 7.07m
- 2 level loading doors
- Translucent roof lights
- Fitted 2 storey offices
- WCs
- Kitchenette
- Planning for B8
- 35 car parking spaces
- EPC is available



## MORE ACCESS / DISTANCES

Harlesden (Underground)	0.6 miles	3 mins
Acton Main Line (Crossrail)	1.5 miles	7 mins
A40 Western Avenue	1.8 miles	8 mins
A406 North Circular	1.9 miles	9 mins
Park Royal (Underground)	2.0 miles	9 mins
M1 Junction 1	5.9 miles	16 mins
Central London	8.5 miles	28 mins
M40 Junction	11.7 miles	21 mins
Heathrow Airport	12.4 miles	30 mins
M25 Junction 16	13.7 miles	24 mins

## MORE ACCOMMODATION

WAREHOUSE	20,985 sq ft	1,949 sq m
GROUND FLOOR OFFICES	2,044 sq ft	190 sq m
FIRST FLOOR OFFICES	2,056 sq ft	191 sq m
<b>TOTAL</b>	<b>25,085 sq ft</b>	<b>2,330 sq m</b>

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through CBRE or Colliers. 5874.co.uk January 2019.



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