



FROGMORE

INDUSTRIAL ESTATE | NW10
ACTON LANE | PARK ROYAL

UNITS 3-6
TO LET FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE
47,612 SQ FT (4,423 SQ M)



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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.

Units 3-6 comprise a terrace of 4 warehouse units which will be comprehensively refurbished and benefit from a large secure yard.

The units benefit from minimum eaves of 4.5m rising to 5.8m with 4 level loading doors and fitted offices at ground and first floor.

The units can be combined to offer 47,612 sq ft (4,423 sq m) with a self-contained yard or alternatively split into individual units.

MORE SPECIFICATION

- To be refurbished
- Secure yard
- Maximum yard depth of 46m
- Min eaves height 4.5m to max 5.8m
- 4 level loading doors
- Translucent roof lights
- Fitted 2 storey offices
- WC's
- Planning for B1c / B8 / B2
- Car parking spaces



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MORE ACCOMMODATION

| | | |
|------------------------------|---------------------|-------------------|
| WAREHOUSE | 38,761 sq ft | 3,601 sq m |
| GROUND & FIRST FLOOR OFFICES | 8,851 sq ft | 822 sq m |
| TOTAL | 47,612 sq ft | 4,423 sq m |

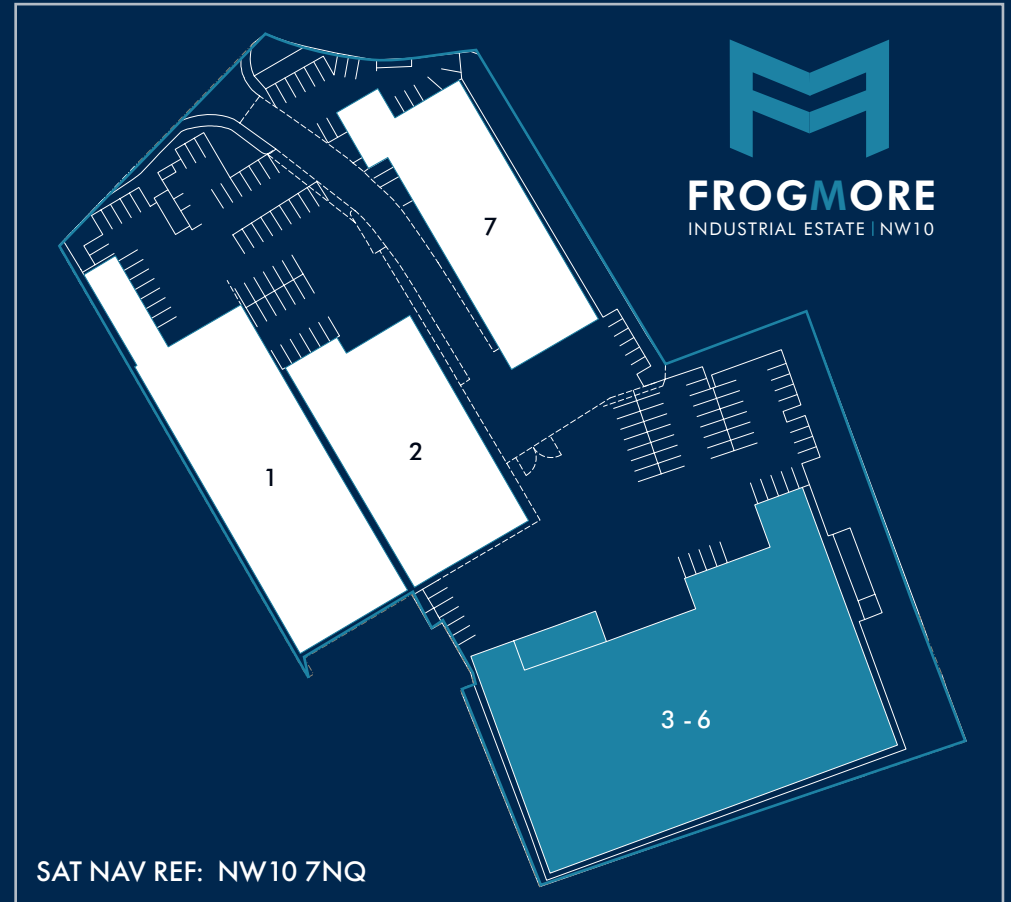
GEA measurement in accordance with the RICS Code of Measurement Practice

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 |

Source for distances and drive times: Google Maps





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