

PARK ROYAL NW10 6EX

PARK ROYAL

OAKWOOD BUSINESS PARK

AVAILABILITY

INDUSTRIAL / WAREHOUSE UNITS
LESS THAN 1 MILE FROM THE A40



OAKWOOD BUSINESS PARK

A CHOICE FOR DYNAMIC BUSINESSES

**WAREHOUSE / INDUSTRIAL UNITS
AVAILABLE TO LET FROM 6,482 SQ FT
TO 10,501 SQ FT.**

Oakwood Business Park offers occupiers the opportunity to locate within a popular, established industrial estate in Park Royal less than a mile from the A40 (Western Avenue). A range of industrial and warehouse units are available.



Established, vibrant estate in the centre of Park Royal



24 hour access and the ability to secure the estate



0.6 miles from the A40 (Western Avenue) providing excellent access to Central London and the national motorway network



Within walking distance of Harlesden Station (Bakerloo Line and Silverlink) and North Acton Station (Central Line)

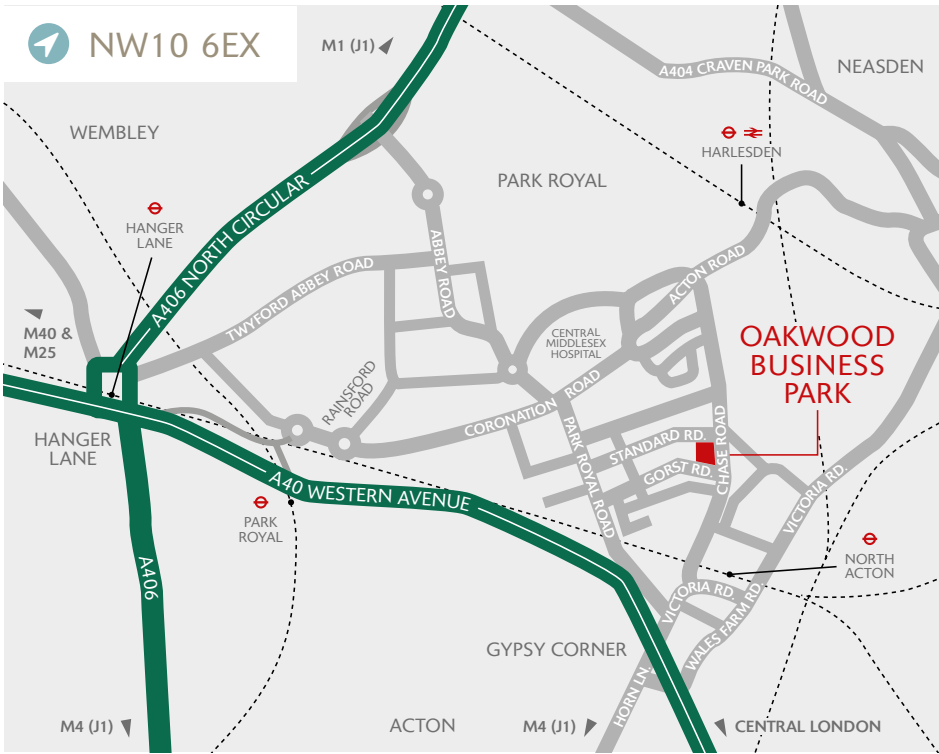
OAKWOOD BUSINESS PARK IS HOME
TO ESTABLISHED LOCAL OCCUPIERS:

LADURÉE
Paris

KOLAK

SPEEDLIGHT
THE COUNTRY'S BRANDED FOODS & DRINK MANUFACTURER





DRIVING DISTANCES

A40 (GYPSY CORNER)	0.6 miles
A406 (HANGER LANE)	0.8 miles
M1 (JUNCTION 1)	4.6 miles
CENTRAL LONDON	8.7 miles
M25, JUNCTION 16	14.2 miles

Source: Google maps

LOCAL AMENITIES

LOCAL SHOPS, CAFÉS & POST OFFICE	0.3 miles
NORTH ACTON UNDERGROUND STATION	0.5 miles
HARLESDEN OVERGROUND AND UNDERGROUND STATION	0.7 miles

Source: Google maps



ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 6.9 million square metres of space (74 million square feet) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

See SEGRO.com for further information.

For more information, please contact the joint agents:



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OAKWOOD BUSINESS PARK

AVAILABILITY

5		GF Warehouse GF Office FF Office TOTAL	8,365 sq ft 1,068 sq ft 1,068 sq ft 10,501 sq ft 976 sq m	Available	<ul style="list-style-type: none">• 5.4m clear height• Ground & first floor office• Gas• Lighting in warehouse	<ul style="list-style-type: none">• Electric sectional loading doors• Allocated car parking• 3-phase power• EPC rating: C - 75
1		GF Warehouse GF Office FF Office TOTAL	6,645 sq ft 1,220 sq ft 1,220 sq ft 9,085 sq ft 844 sq m	Under Offer	<ul style="list-style-type: none">• 5.4m clear height• Ground & first floor office• Gas• Lighting in the warehouse	<ul style="list-style-type: none">• Electric sectional loading doors• Allocated car parking• 3-phase power• EPC available on request
1A		GF Warehouse GF Office FF Office TOTAL	5,166 sq ft 730 sq ft 730 sq ft 6,626 sq ft 616 sq m	Under Offer	<ul style="list-style-type: none">• 5.5m clear height• Ground & first floor office• Gas• Lighting in warehouse	<ul style="list-style-type: none">• Electric sectional loading doors• 12 marked car parking spaces• 3-phase power• EPC available on request

All areas are approximate and measured on a Gross External basis



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