

UNDERGOING REFURBISHMENT

UNIT 5

OAKWOOD BUSINESS PARK

PARK ROYAL NW10 6EX



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
CLOSE TO THE A40**

10,501 SQ FT (976 SQ M)

✓ 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)

ACCOMMODATION

WAREHOUSE	8,365 sq ft
GROUND FLOOR OFFICE	1,068 sq ft
FIRST FLOOR OFFICE	1,068 sq ft
TOTAL	10,501 sq ft (976 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- 5.4m clear height
- Ground & first floor offices
- Gas
- Lighting in warehouse
- Electric sectional loading doors
- Allocated car parking
- 3-phase power
- EPC rating: C – 75

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

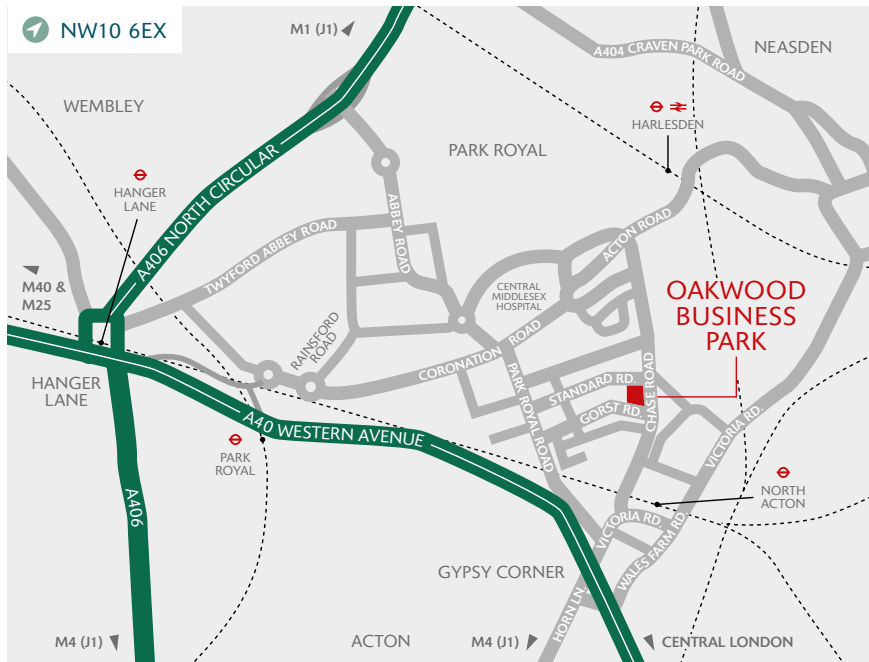
Source: Google maps

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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