

# THIS IS **TOWNSEND** INDUSTRIAL ESTATE

Industrial/Warehouse Units  
From 2,000 sq ft TO LET

Waxlow Road, Park Royal  
London, NW10 7NU

# COMPREHENSIVELY REFURBISHED INDUSTRIAL / WAREHOUSE ESTATE IN THE HEART OF PARK ROYAL

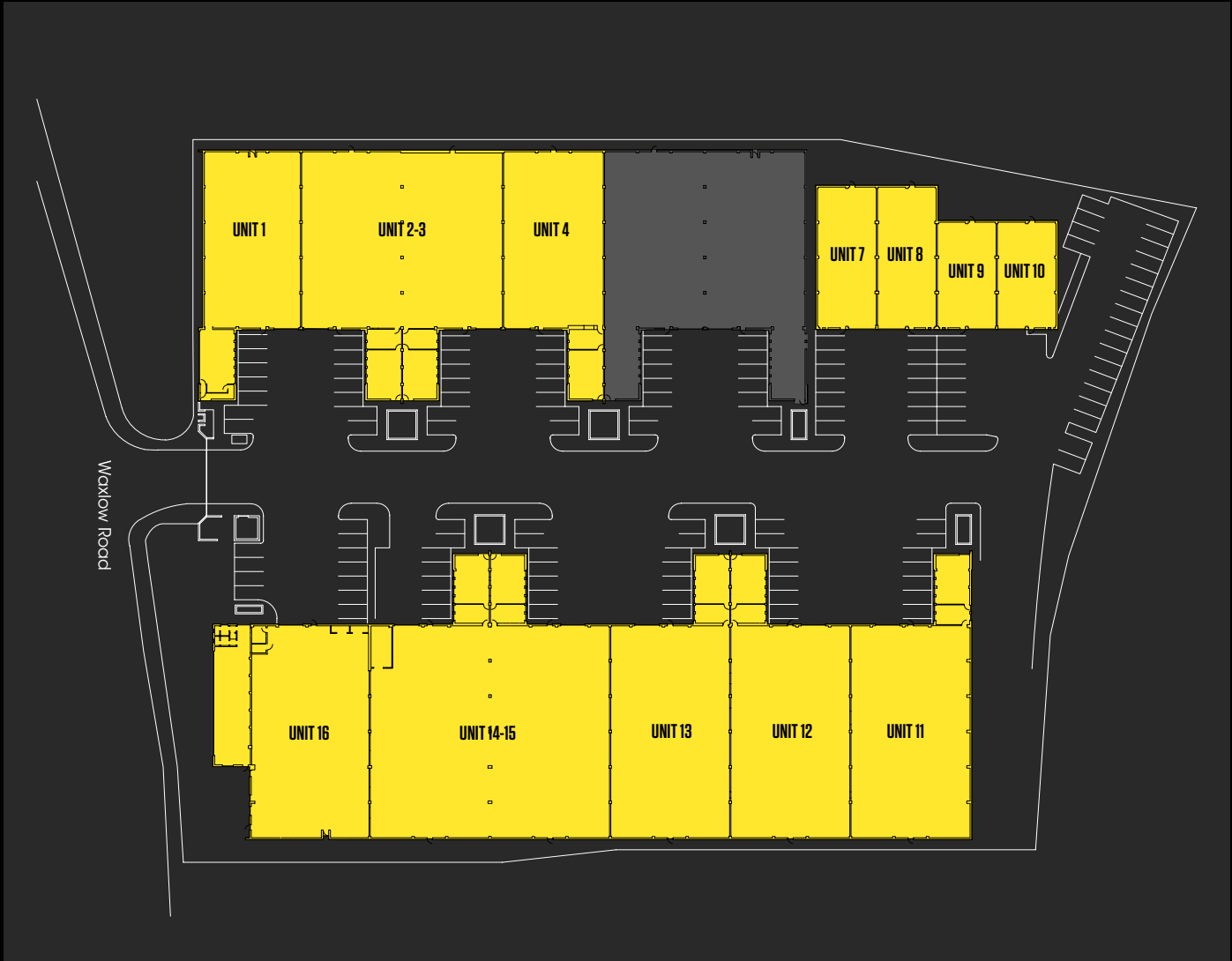
Townsend Industrial Estate offers fully refurbished industrial / warehouse units in a range of sizes. The estate is laid out in three terraces in a smart and well managed environment. The refurbished units benefit from new roofs, full height loading doors, cladding and windows to the elevations.

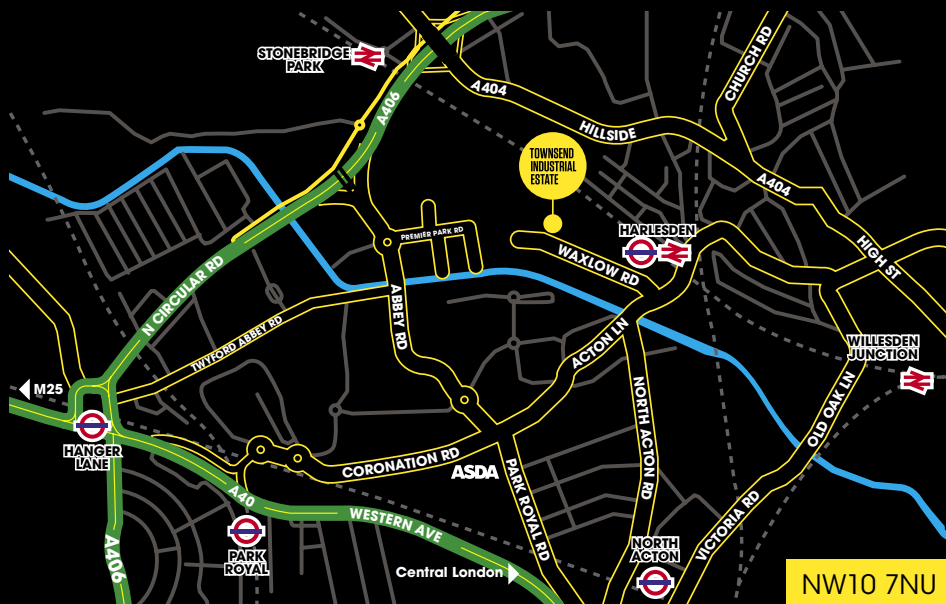


## SPECIFICATION

- LEVEL LOADING DOORS
- 5.35M EAVES HEIGHT
- DEDICATED YARD AREAS
- FITTED OFFICES
- POWER - 200 AMPS PER UNIT
- NEW ROOFS
- LED WAREHOUSE LIGHTING
- ESTATE IS GATED OUT OF HOURS
- NEW FIBRE INTERNET CONNECTION
- GAS SUPPLY

	WAREHOUSE GEA	OFFICES GEA	TOTAL GEA	TOTAL GEA
UNIT NO.	(SQ FT)	(SQ FT)	(SQ FT)	(SQ M)
1	5,362	1,580	6,942	645
2-3	11,019	1,610	12,629	1,173
4	5,509	805	6,314	587
7	2,679	0	2,679	249
8	2,640	0	2,640	245
9	1,986	0	1,986	185
10	2,026	0	2,026	188
11	7,940	820	8,760	814
12	7,843	805	8,648	803
13	7,856	805	8,661	805
14-15	15,708	1,610	17,318	1,609
16	7,811	1,651	9,462	879





# THIS IS MULTI-MODAL CONNECTIVITY

## ROAD DISTANCE

A404	0.8 MILES
A406	1.25 MILES
A40	1.3 MILES
M4 J1	3.4 MILES
M1 J1	4.1 MILES
CENTRAL LONDON	8.5 MILES
M25 J16	12.9 MILES

## RAIL DISTANCE

HARLESDEN	0.5 MILES
NORTH ACTON	1.1 MILES
WILLESDEN JUNCTION	1.1 MILES
STONEBRIDGE PARK	1.6 MILES

## AIR DISTANCE

HEATHROW	12.5 MILES
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# TOWNSENDINDUSTRIALESTATE.COM

## CBRE

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## TERMS

The property is available on new full repairing and insuring leases.

## RATEABLE VALUE / EPC

On application.

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