



**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
<b>TOTAL</b>	<b>47,612 sq ft</b>	<b>4,423 sq m</b>

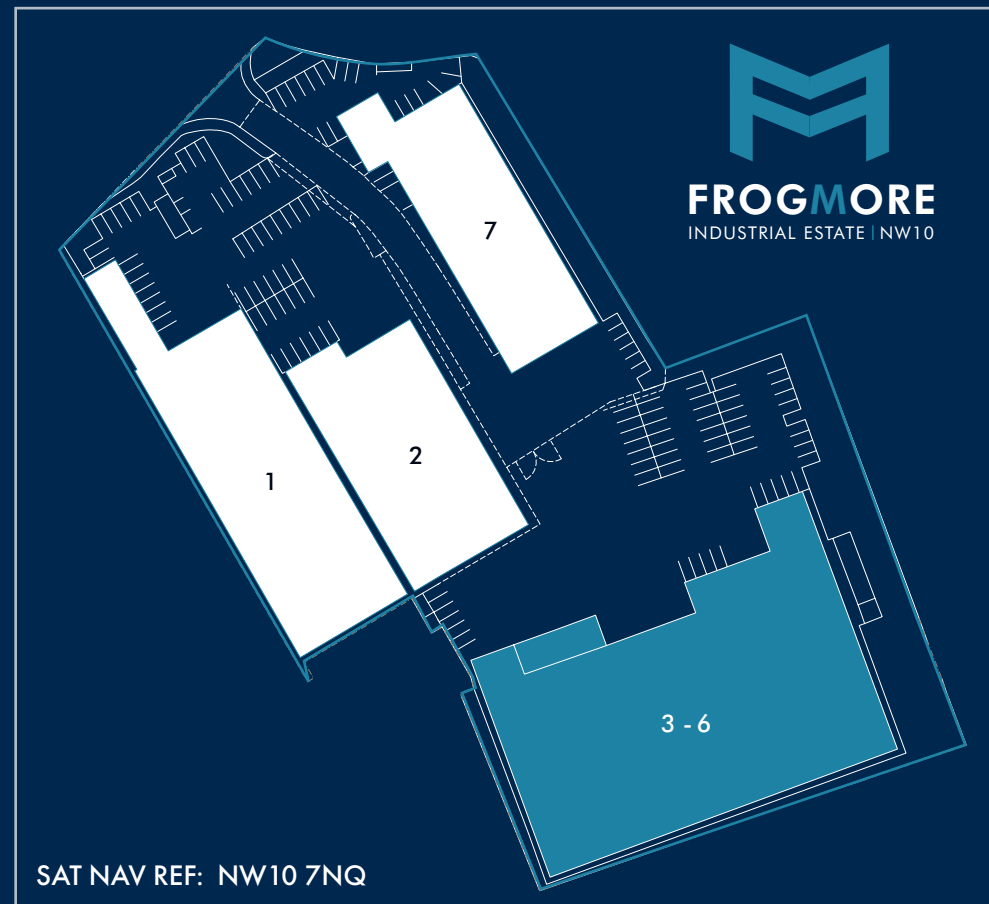
GEA measurement in accordance with the RICS Code of Measurement Practice

**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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