

# PROLOGIS PARK WESTERN AVENUE

LONDON W3 0TG

# DC3

Units 4-5 & Unit 6



TWO MODERN INDUSTRIAL WAREHOUSE UNITS  
AVAILABLE TO LET INDIVIDUALLY OR JOINTLY

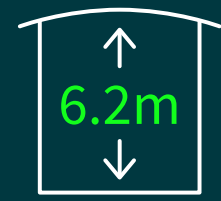
**3,862 - 11,892 SQ FT**



# Description

Prologis Park Western Avenue is located within Park Royal, with excellent road connectivity located just off the A40. The units have been constructed to a high standard and are of steel portal frame construction with pitched roofs and profile sheet cladding to the elevations.

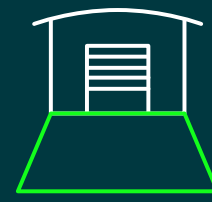
The premises benefit from:



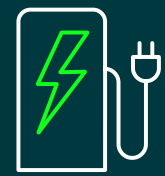
6.2m eaves



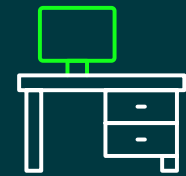
Dedicated car parking spaces



Demised front yard



Electric vehicle charging points



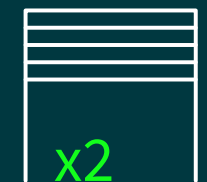
Fitted out office accommodation at first floor



LED lighting to offices and warehouse



EPC A



2 electric level access doors (Units 4 & 5)



1 electric level access door (Unit 6)



Units may be let individually or as a whole



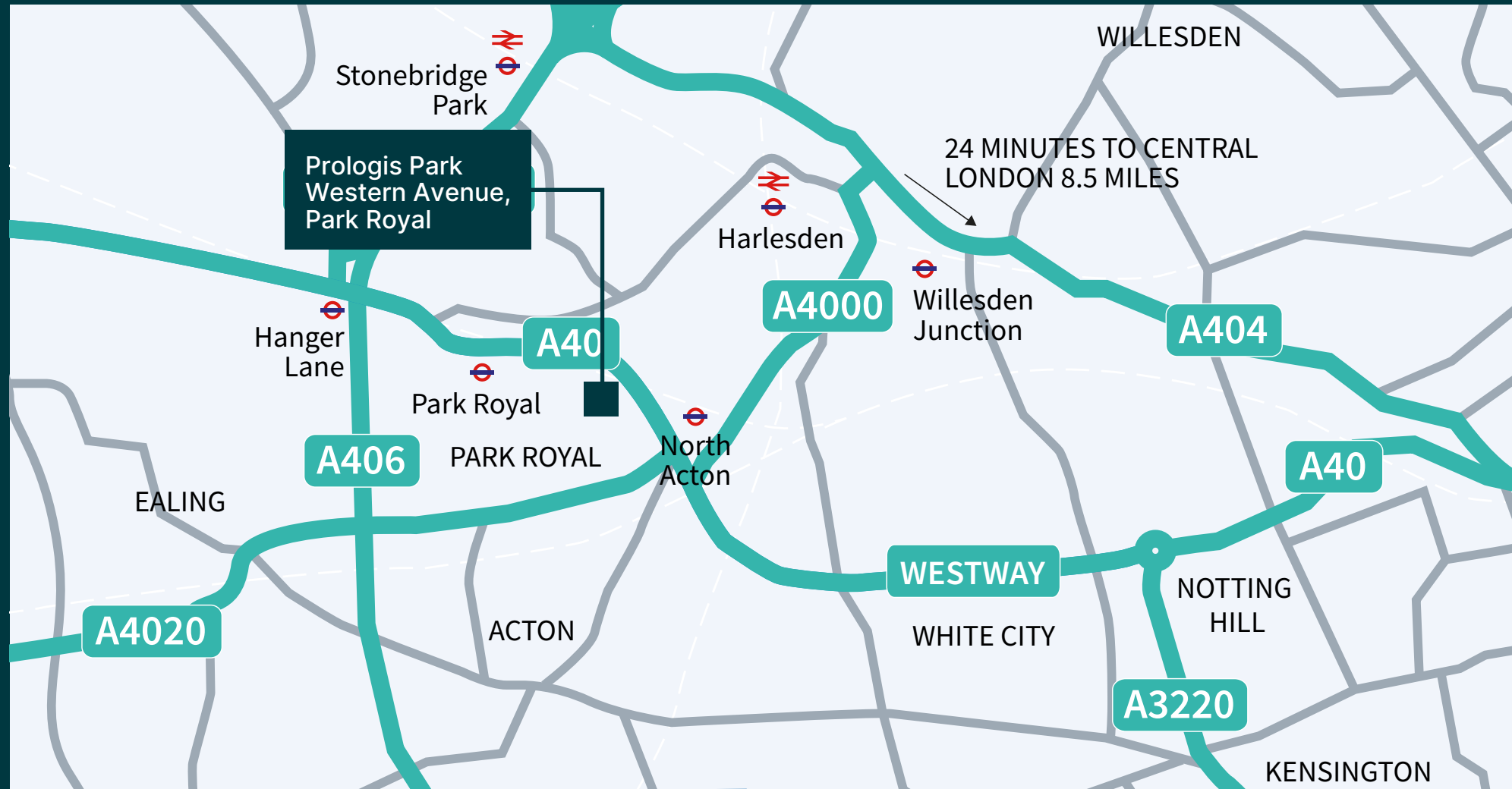
## UNIT 4 & 5

Warehouse	7,018 sq ft	(652 sq m)
First floor offices	1,012 sq ft	(94 sq m)
<b>TOTAL GEA</b>	<b>8,030 sq ft</b>	<b>(746 sq m)</b>

## UNIT 6

Warehouse	3,195 sq ft	(296.8 sq m)
First floor offices	667 sq ft	(62 sq m)
<b>TOTAL GEA</b>	<b>3,862 sq ft</b>	<b>(358.8 sq m)</b>





## DRIVE TIMES

	mins	miles
M2 / J16	21	11.6
Heathrow Airport	32	14.8
Central London	38	8.5

## RAIL LINKS

	mins	miles
Park Royal 	2	0.6
Acton  	6	1.2
North Acton 	6	1.5



## VIEWINGS

For further information or to arrange a viewing contact the joint letting agents.



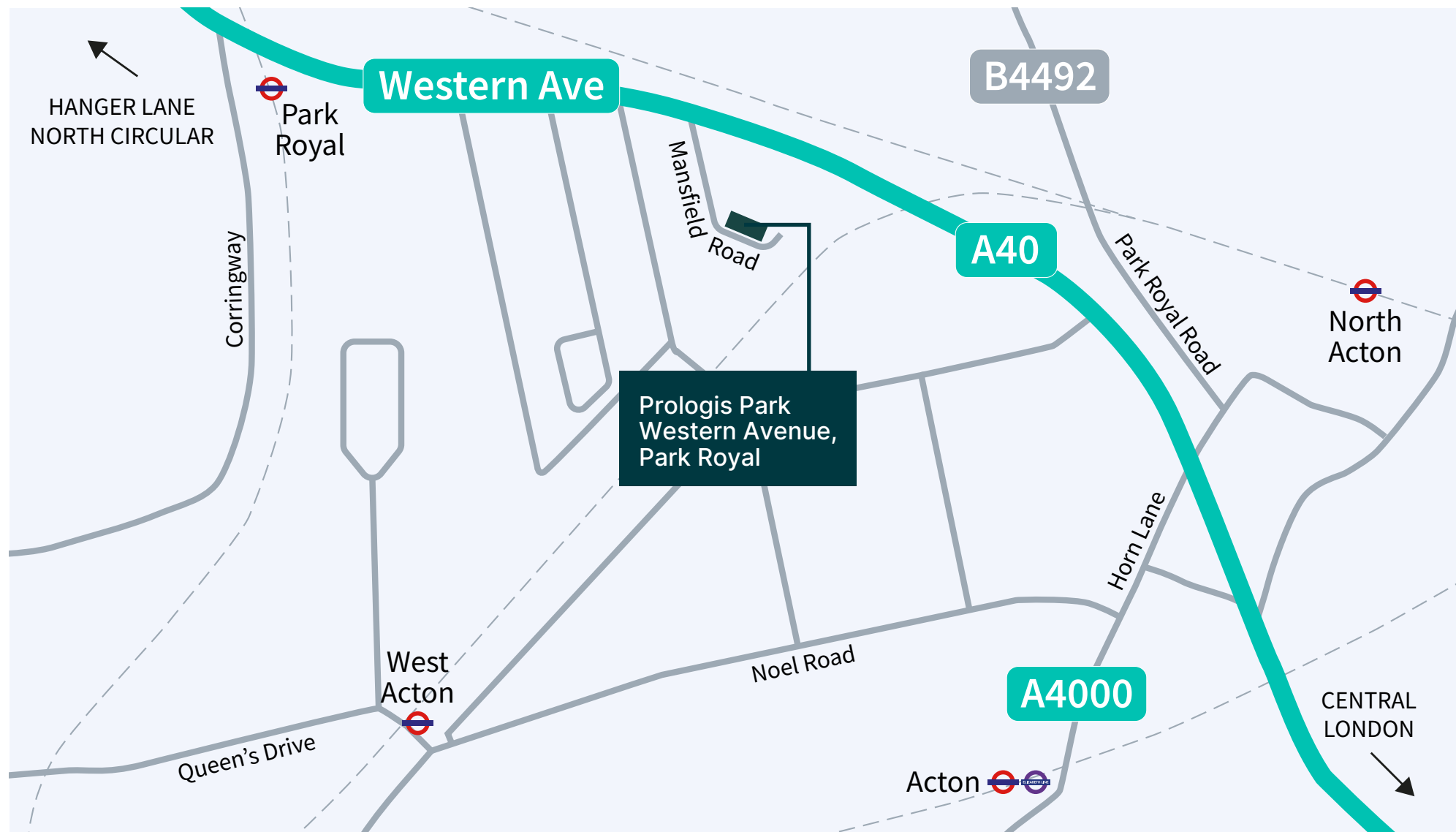
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## LOCATION

Local occupiers in this well established distribution and retail warehouse location include:



Western Avenue Business Park is ideally situated just off of Western Avenue (A40), which provides quick and easy links into Central London, Heathrow Airport, M25 and motorway network. Both London Underground and National Rail / Elizabeth Line stations are also nearby.

