



UNIT 10

FALCON PARK

INDUSTRIAL ESTATE

NW10 1RZ

**NEWLY
REFURBISHED**



What3Words

[///anyway.lives.loud](https://www.what3words.com/#!/anyway.lives.loud)



Google Maps Link

WAREHOUSE/INDUSTRIAL UNIT

10,053 sq ft
(933.03 sq m)



Description

The unit forms part of a modern terrace of industrial warehouses on the Falcon Park Industrial Estate in Neasden.

The unit is of steel portal frame construction with brickwork and profile metal sheet clad elevations.

The unit has an electric roller shutter door with a separate pedestrian entrances at the front leading into a reception area with a W.C. which links to the ground floor warehouse and first floor offices.

- DIRECTLY OPPOSITE NEASDEN UNDERGROUND STATION
- NEWLY REFURBISHED
- DEDICATED PARKING
- LARGE COMMUNAL YARD AREA
- 7.6M RISING TO 8.9M AT THE APEX
- 3 PHASE ELECTRICITY & GAS
- ELECTRIC ROLLER SHUTTER DOORS
- FLEXIBLE UNDERCROFT, SUITABLE FOR FUTURE OFFICE, SHOWROOM, WELFARE OR PACKING

Location

The established Falcon Park Industrial Estate is strategically located on Neasden Lane off the A406 North Circular road in the heart of North West London's busy industrial area. The estate lies directly opposite Neasden Underground Station (Jubilee Line) whilst also offering strong bus links along Neasden Lane. The A406 North Circular road provides direct access to Junction 1 of the M1 motorway and the Hanger Lane gyratory system, enabling fast access into central London to the East and the national motorway network to the West.



Distances

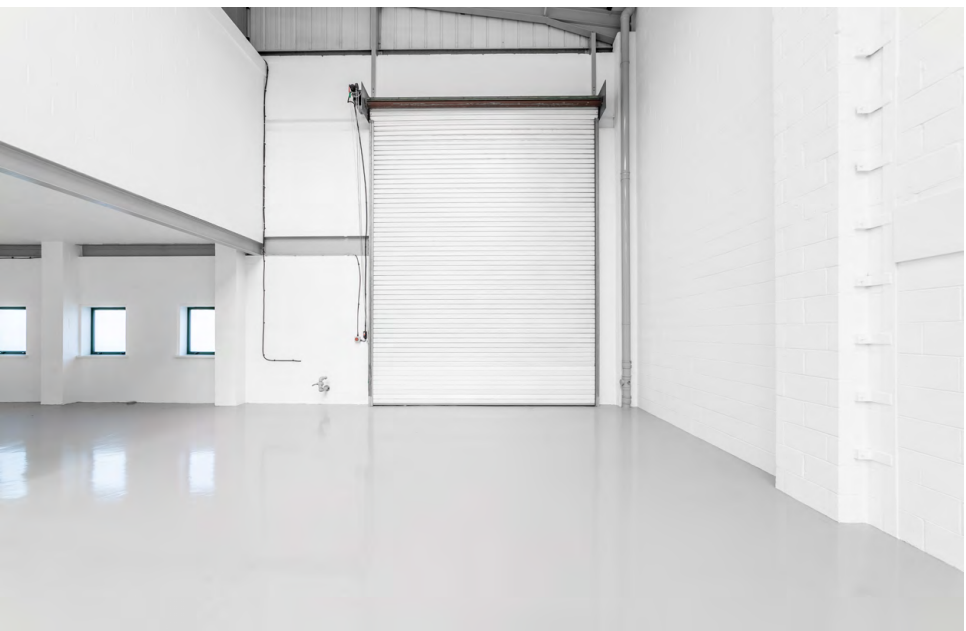
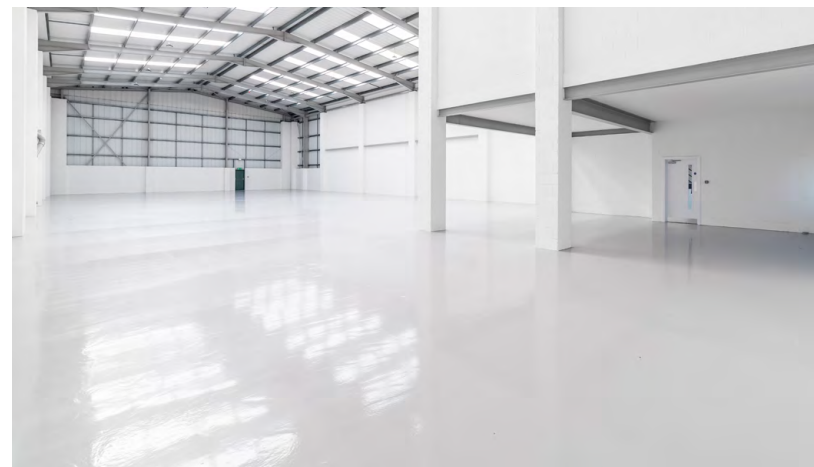
ROADS

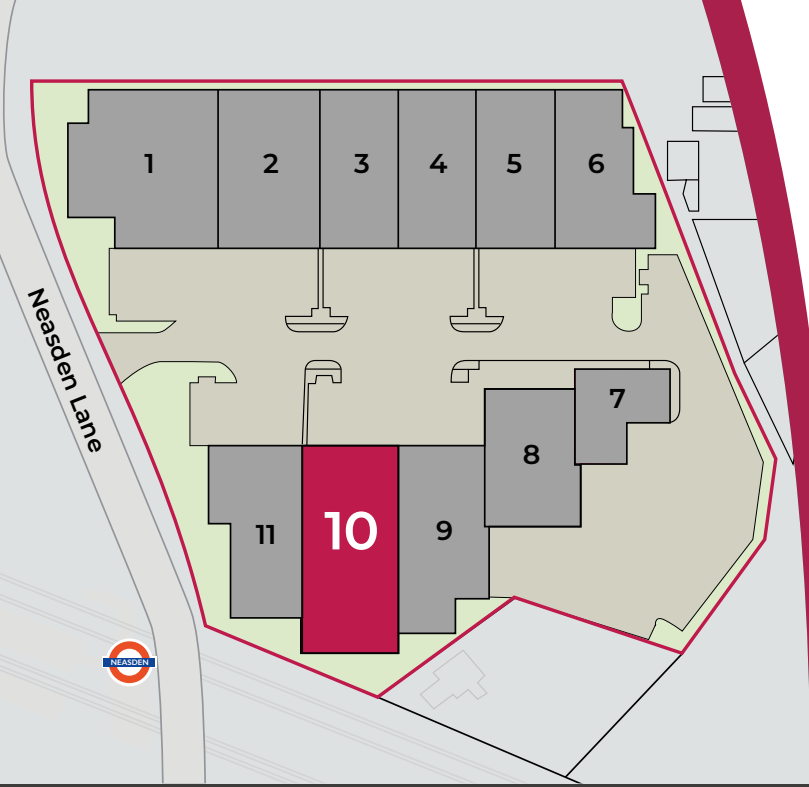
A40	3.6 miles
A406	1 mile
Central London	5 miles
M25 (J16)	13.7 miles
M1 (J1)	2.2 miles

TUBE / TRAIN STATIONS

Neasden Tube	200 yards
St Pancras (via Neasden)	30 mins
London Euston (via Neasden)	32 mins

Source: Google Maps





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Accommodation (Approx. GEA)

Unit 8 LET

Unit 9 LET

Unit 10 **VIEW FLOOR PLANS**

Ground Floor: 8,966 sq ft 832.04 sq m

First Floor: 1,087 sq ft 100.99 sq m

Total: 10,053 sq ft 933.03 sq m

Business Rates

Interested parties should make their own investigations.

Energy Performance Certificate

Unit 10 – B 40

Terms

The units are available individually or combined on FRI leases on terms to be agreed.

Viewing & Further Information

For viewings and further information, please contact the joint sole agents:



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