



**To Let (Short Term / Economical Opportunity)**

# Unit 7 Frogmore Industrial Estate

Acton Lane, Park Royal, NW10 7NQ

**17,145 SF (1,593 Sqm)**

## Key Points:

- Available on short/flexible terms
- 2 level access loading doors
- Dedicated rear yard
- 4.8m clear internal height rising to 6.7m
- 2 storey offices
- WC's and kitchenette
- Ample parking
- Prime Park Royal location



Visit: [Colliers.com](https://www.colliers.com)  
01895 813344

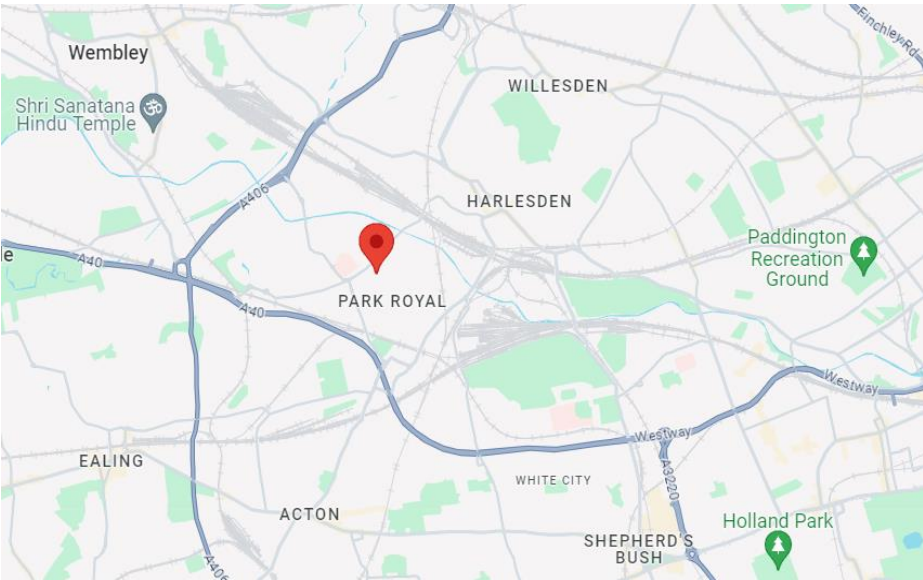
# Description

Unit 7 is an industrial unit with ample allocated parking spaces and a dedicated rear yard. The unit benefits from 2 level access loading doors and an internal clear height of 4.8m rising to 6.7m at the apex.

The unit comprises of a large warehouse space, ground and first floor offices as well as a kitchenette and WC facilities.

# Location

The Frogmore Industrial Estate is located in the centre of Park Royal, a prime West London industrial location. The estate is approximately 0.5 miles from the A406 North Circular, 3.5 miles from Junction 1 of the M1 and 7 miles from Central London as well as benefitting from nearby access to the M40 and M25.



# Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	13,681	1,271
Ground Floor Offices	1,871	174
FF Offices	1,593	148
<b>Total</b>	<b>17,145</b>	<b>1,593</b>

## Rent

Rent on Application

## Business Rates

Interested parties are advised to make their own enquires with the local council.

## Energy Performance Rating

C(71)

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed on a short term basis (6-12 months). Further details available upon request.

## VAT

All prices and other costs quoted exclusive of VAT.





**Patrick Rosso**

Director

[Patrick.Rosso@colliers.com](mailto:Patrick.Rosso@colliers.com)  
+44 7825 571048



**Stan Gibson**

Surveyor

[Stanley.Gibson@colliers.com](mailto:Stanley.Gibson@colliers.com)  
+44 7776 605378



**YC Lau**

Graduate Surveyor

[YC.Lau@colliers.com](mailto:YC.Lau@colliers.com)  
+44 7551 383904

[colliers.com](https://www.colliers.com)



**95 Wigmore Street**

London W1U 1FF

United Kingdom

Colliers (NASDAQ, TSX: CIG) is a leading diversified professional services and investment management company. With operations in 68 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), X [@Colliers](https://twitter.com/Colliers) or [LinkedIn](https://www.linkedin.com/company/colliers).

