

A1

PARK ROYAL INDUSTRIAL ESTATE
ELDON WAY NW10 7QQ

3,074 SQ FT GEA
(285.57 SQ M)

MODERN INDUSTRIAL /
WAREHOUSE UNIT

TO LET

**TO BE
REFURBISHED**

**URBAN
WAREHOUSE
SPACE**





24-hour
operation



Secure gated
estate



1 level access
loading door



3 phase
power



Reinforced
concrete floor



6m clear
eaves height



Designed for
delivery



EPC
rating A



Secure bike
storage with CCTV



Air source heat
pump – heating /
cooling



PV panels



3 parking spaces
plus EV charging points



TERMS

New fully repairing & insuring lease for a term to be agreed. Rent on application.

	SQ FT	SQ M
Ground floor – Warehouse	2,228	206.98
First floor – Offices	846	78.59
TOTAL	3,074	285.57



CENTRAL LONDON

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Isembard

ScandiKitchen

Klyk

dpd

Royal Mail

Greencore

Auto Windscreens

Charlie Bigham's

PRL LOGISTICS

CLASSIC FINE FOODS

5

6

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10

TO A40 WESTERN AVE, ACTON & HAMMERSMITH

ABBEE ROAD

TO A406 NORTH CIRCULAR ROAD AND WEMBLEY

ABBEE ROAD

A1

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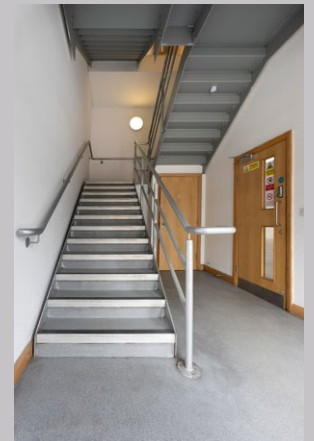
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ELDON WAY

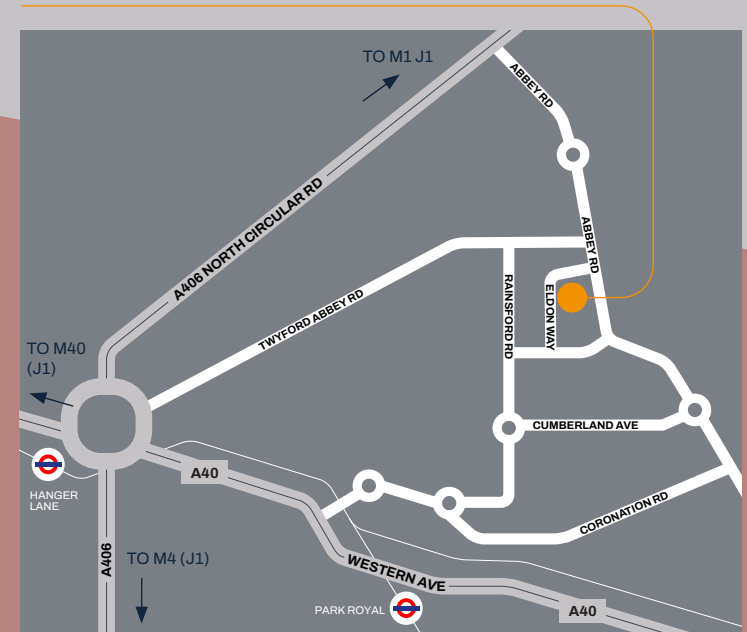
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INDUSTRIAL ESTATE
ELDON WAY
NW10 7QQ**



LOCATION

Positioned within the heart of Park Royal Industrial Estate on Eldon Way, A1 enjoys direct access to key arterial routes including the A406 and A40. One of London's premier industrial locations, Park Royal offers unrivalled connectivity, placing occupiers within easy reach of Central London, Heathrow and the wider West London market.

With five stations accessible within a 25-minute walk, A1 is exceptionally well connected. Whether travelling by road or rail, occupiers can reach Central London, West London and key business destinations with ease.

BY ROAD

miles

BY TUBE/RAIL

walk (mins)

A406	0.6	Park Royal	15
A40	1.0	Stonebridge Park	21
M4 (Junction 1)	3.7	Hanger Lane	22
M1 (Junction 1)	4.3	Harlesden	22
West End	8.2	North Acton	25
M25 (Junction 16)	11.8		
Heathrow Airport	11.9		

table.shows.item

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2026.

LEGAL COSTS / VAT

Each party to bear their own legal costs.

BUSINESS RATES

The rateable value for this property is £52,000.

VIEWINGS & FURTHER INFORMATION

Please contact the agents.

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PROPERTY

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