

TO BE REFURBISHED

UNIT 8

PREMIER PARK

PARK ROYAL NW10 7NZ
📍 ///ENGINE.DARE.BANANA



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION

18,996 SQ FT (1,765 SQ M)

✓ **Premier Park** is an established, well managed industrial estate in the heart of Park Royal

✓ **Energy efficient** unit with low maintenance costs

📍 **Excellent access** to A406 North Circular Road (400m to north), Central London via A40 Western Avenue, the M1 and M40 motorways

★ **Well known occupiers** on the estate include DHL, Kolak Foods, Royal Mail, Japan Centre, RD Content and Brakes

👥 **A labour pool** of over six million people within a 30 minute drive

ACCOMMODATION

WAREHOUSE	16,291 sq ft
GROUND FLOOR ANCILLARY	713 sq ft
FIRST FLOOR OFFICE/ANCILLARY	1,992 sq ft
TOTAL	18,996 sq ft (1,765 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- To be refurbished
- 8m clear height
- 2 level access loading doors
- 275 kVA power
- PV panels on roof
- EV chargers
- First floor office accommodation
- LED Lighting
- Comfort cooling & heating to offices
- Estate CCTV and 24-hour manned gatehouse
- Breakout area
- Targeting EPC A+

DISTANCES

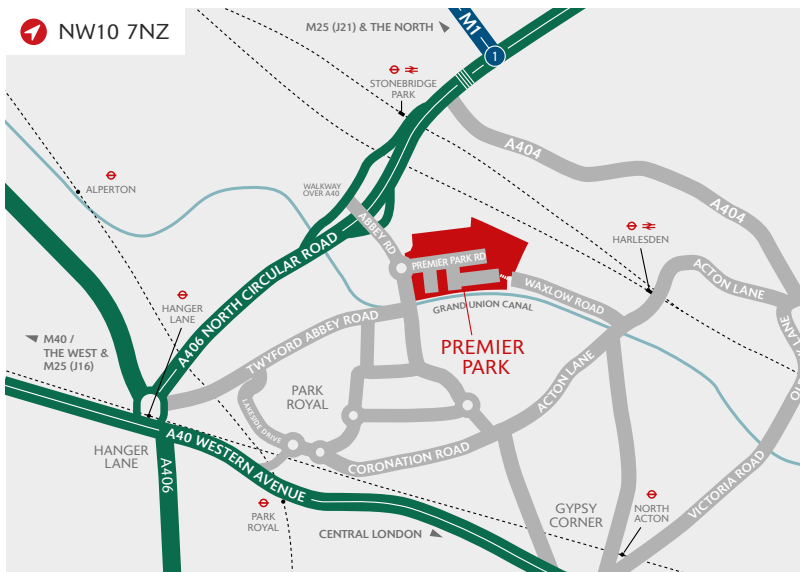
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN ☺	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE ☺	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PREMIERPARK

Or, alternatively, please contact the joint agents:



Katy Kenealy
020 3369 2321
James Miller
020 3369 2335

Alex Kington
020 3369 2358
Callum Moloney
020 3369 2374

Stan Gibson
020 3369 0895
YC Lau
020 3369 2243
Patrick Rosso
020 3369 2261

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 02/25.



SEGRO.com