

TO BE REFURBISHED

# UNIT 1

## PREMIER PARK

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



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION

**27,678 SQ FT (2,571 SQ M)**

Indicative Image

# SUSTAINABILITY



Zero Carbon refurbishment works



EPC A+ 'targeting'



PV panel array providing access to renewable energy



Cycle storage facility with green roof



New EV charging points



Shower and locker room facilities



Biodiversity efforts across demise, including bird, bat and bug boxes



Internal green wall installation



New ceiling and floor finishes throughout ancillary accommodation.



Rainwater harvesting

# SITE PLAN



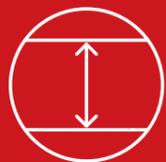
# ACCOMMODATION

|                     | sq ft         | sq m         |
|---------------------|---------------|--------------|
| Warehouse           | 23,029        | 2,139        |
| Ground floor office | 1,076         | 100          |
| First floor office  | 3,573         | 332          |
| <b>TOTAL</b>        | <b>27,678</b> | <b>2,571</b> |

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



# SPECIFICATION



8m clear height



3 level access loading doors



245 kVA power



Fully fitted offices with VRF heating/cooling system



Dedicated yard space



End of terrace unit



15 car parking spaces



24 hour access and use



Estate CCTV and 24 hour manned gatehouse



LED lighting throughout



Indicative Image



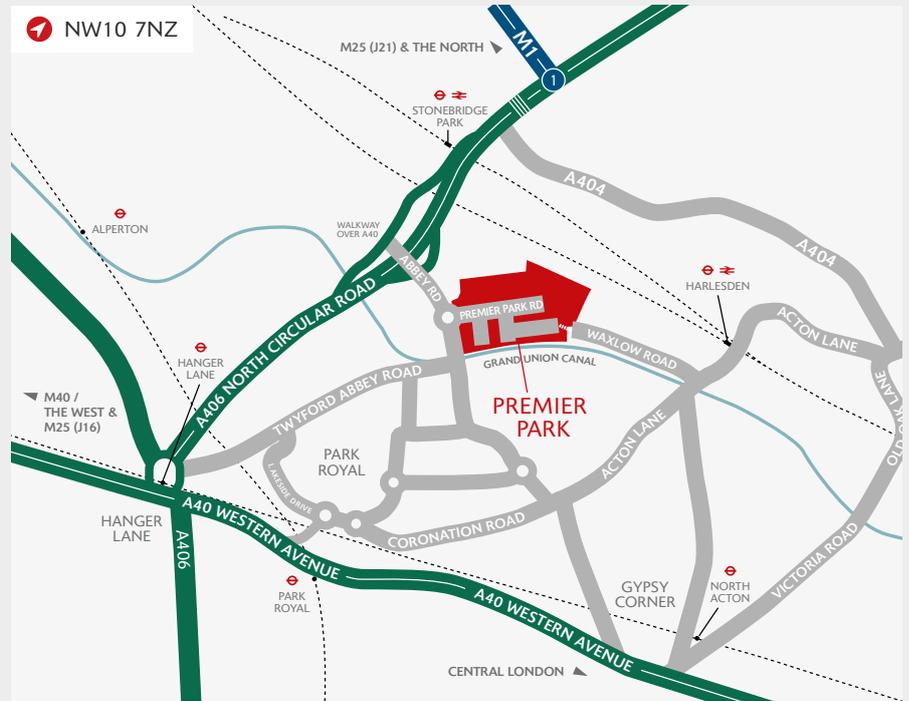
✓ **Premier Park** is an established, well managed estate development in the heart of Park Royal

✓ **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



#### DISTANCES

|                     |            |
|---------------------|------------|
| A406 NORTH CIRCULAR | 0.2 miles  |
| HARLESDEN ☺         | 0.6 miles  |
| STONEBRIDGE PARK ☺  | 0.9 miles  |
| A40 WESTERN AVENUE  | 1.0 mile   |
| ALPERTON ☺          | 1.6 miles  |
| HANGER LANE ☺       | 1.6 miles  |
| PARK ROYAL ☺        | 2.0 miles  |
| NORTH ACTON ☺       | 2.1 miles  |
| M1 (JUNCTION 1)     | 3.0 miles  |
| M4 (JUNCTION 1)     | 4.7 miles  |
| CENTRAL LONDON      | 7.0 miles  |
| M40 (JUNCTION 1)    | 10.1 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.

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FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PREMIERPARK](http://SEGRO.COM/PREMIERPARK)**

Or, alternatively, please contact the joint agents:



James Miller  
020 3369 2335  
Katy Kenealy  
020 3369 2321



Alex Kington  
020 3369 2358  
Callum Moloney  
020 3369 2374



Patrick Rosso  
020 3369 2261  
Stan Gibson  
020 3369 0895

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