

# UNIT 2

ORIGIN

PARK ROYAL, NW10 7EW

A NEW, HIGH-QUALITY URBAN  
LOGISTICS / WAREHOUSING  
DEVELOPMENT SITUATED IN LONDON'S  
PREMIER INDUSTRIAL LOCATION



36,015 SQ FT (3,345 SQ M)  
INDUSTRIAL / WAREHOUSE UNIT  
AVAILABLE Q4 2023

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**ORIGIN** IS A HIGH SPECIFICATION, GRADE A WAREHOUSE DEVELOPMENT PROVIDING MODERN, EFFICIENT AND FLEXIBLE USE INDUSTRIAL UNITS.



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## SPECIFICATION

-  40m self-contained yard
-  12m clear height
-  50kN/m<sup>2</sup> floor loading
-  4 level access doors
-  6m cantilevered canopy over loading area
-  24-hour manned gatehouse with CCTV
-  Fully-fitted offices with comfort cooling / heating
-  One 8 person lift
-  Allocated parking with access to EV charging points
-  Targeting an EPC rating of A+ and BREEAM Outstanding

## ACCOMMODATION

WAREHOUSE & ANCILLARY	32,634 sq ft
FIRST FLOOR OFFICES	3,371 sq ft
<b>TOTAL</b>	<b>36,015 sq ft (3,345 sq m)</b>

SITUATED IN A PRIME WEST LONDON LOCATION AND ALREADY HOME TO SOME BIG BRANDS, ORIGIN IS AN IDEAL OPPORTUNITY FOR FOOD, MANUFACTURING AND LOGISTICS COMPANIES.



Units already let to: Mash Purveyors, a supplier of quality fruit and vegetables to London's top hotels and restaurants; and Ocado, the world's largest online supermarket



Only 20 minutes drive to the West End



Local occupiers include John Lewis, Diageo, McVitie's, DHL, Kuehne + Nagel, Bakkavor



Unrivalled access to the A40 (Western Avenue) linking to the A406 (North Circular Road) & M25



A labour pool of over six million people living within a 30-minute drive



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## SUSTAINABILITY

- Carbon neutral refurbishment works
- Targeting EPC rating A+ and BREEAM Outstanding
- PV panel array to provide access to renewable energy
- Improved biodiversity through bird, bat and bug box installations
- Internal and external green wall installations
- Rainwater harvesting
- Internal decor carried out with Graphenstone paint, which is both anti-bacterial and Carbon adsorbing
- Non-concussive taps
- Equipped with SMART sensor technology to allow the monitoring and management of energy consumption within the building
- LED lighting to warehouse and office with motion and daylight sensor technology
- Supply and install EV charging points and infrastructure
- Supply and install SMART sensors



70%

### ESTABLISHED INDUSTRIAL LOCATION

PARK ROYAL HAS THE LARGEST INDUSTRIAL ESTATE IN EUROPE WITH OVER 2,000 COMPANIES BASED HERE, MAKING IT THE PERFECT LOCATION TO MAXIMISE THE EFFICIENCY OF YOUR SUPPLY CHAIN.

DID YOU KNOW? 70% OF MANUFACTURING EMPLOYMENT IS ASSOCIATED WITH FOOD PROCESSING IN PARK ROYAL.





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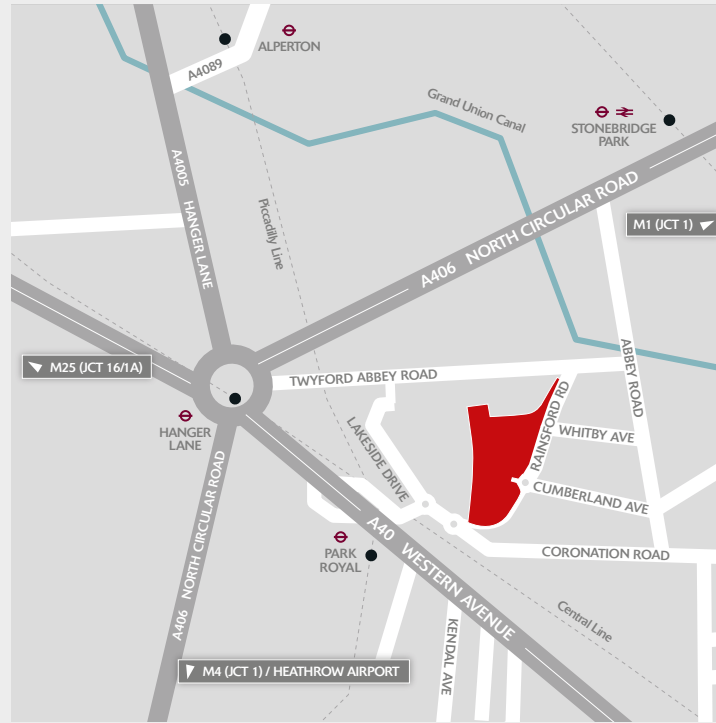
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SAT NAV: NW10 7EW



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## DRIVING DISTANCES

A40 WESTERN AVENUE	0.25 miles
A406 NORTH CIRCULAR ROAD	1 mile
M1, JUNCTION 1	3 miles
WEST END	8 miles
M40 / M25 INTERCHANGE	12 miles
LONDON HEATHROW AIRPORT	14 miles
M1 / M25 INTERCHANGE	21 miles

FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/ORIGIN**

Or, alternatively, please contact the joint agents:



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It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 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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