

REFURBISHED

UNIT 1

PREMIER PARK

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

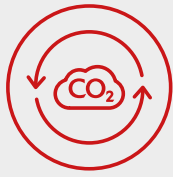


TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION

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

SUSTAINABILITY



Net zero carbon



EPC A+



172 kWp PV array



Cycle parking



6 EV charging points



Shower

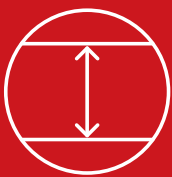


Welfare external break out area



Smart sensors

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



17 car parking spaces



24 hour access and use

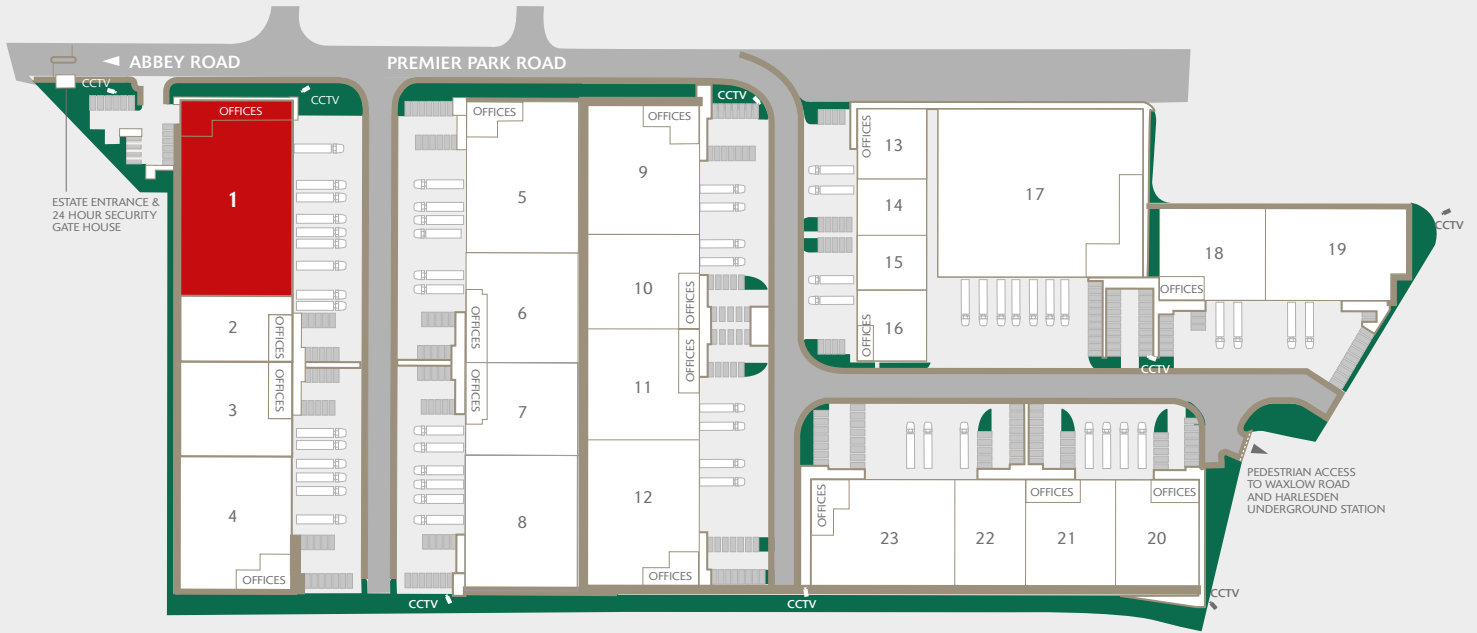


Estate CCTV and 24 hour manned gatehouse



LED lighting throughout

SITE PLAN



ACCOMMODATION

	sq ft	sq m
Warehouse	23,029	2,139
Ground floor ancillary	1,076	100
First floor ancillary	3,573	332
TOTAL	27,678	2,571

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



✓ **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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