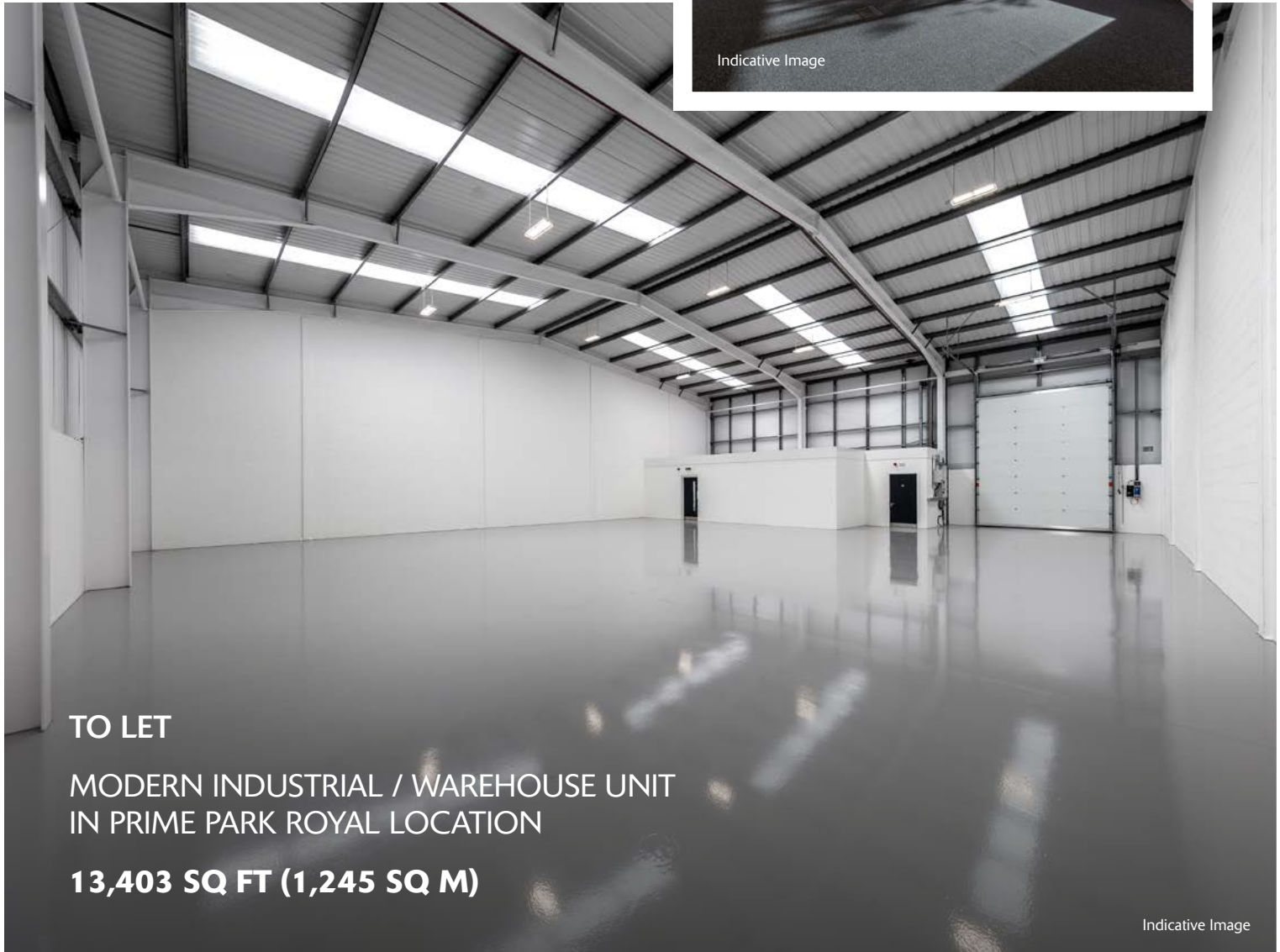
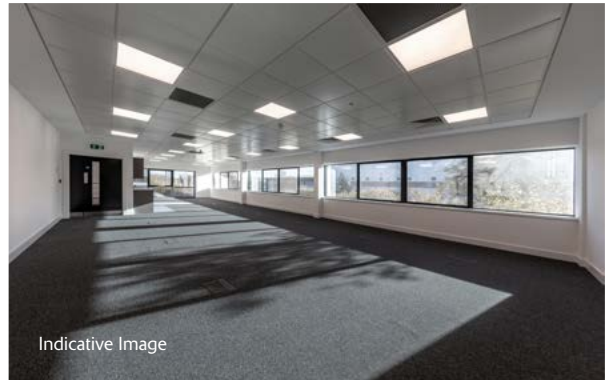


TO BE REFURBISHED
AVAILABLE NOW

UNIT 3 PREMIER PARK

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



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION

13,403 SQ FT (1,245 SQ M)

Indicative Image

✓ **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	11,469 sq ft
GROUND FLOOR OFFICE	477 sq ft
FIRST FLOOR OFFICE	1,457 sq ft
TOTAL	13,403 sq ft (1,245 sq m)

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

SPECIFICATION

- To be refurbished
- 8m clear height
- 2 loading doors
- 104 kVA power
- PV panels on roof
- 3 double EV chargers covering 6 parking spaces
- First floor office accommodation
- Green wall
- LED Lighting
- Air con/comfort cooling system in offices
- 24 hour access and use
- Estate CCTV
- EPC C-61 (to be re-assessed post refurbishment)

DISTANCES

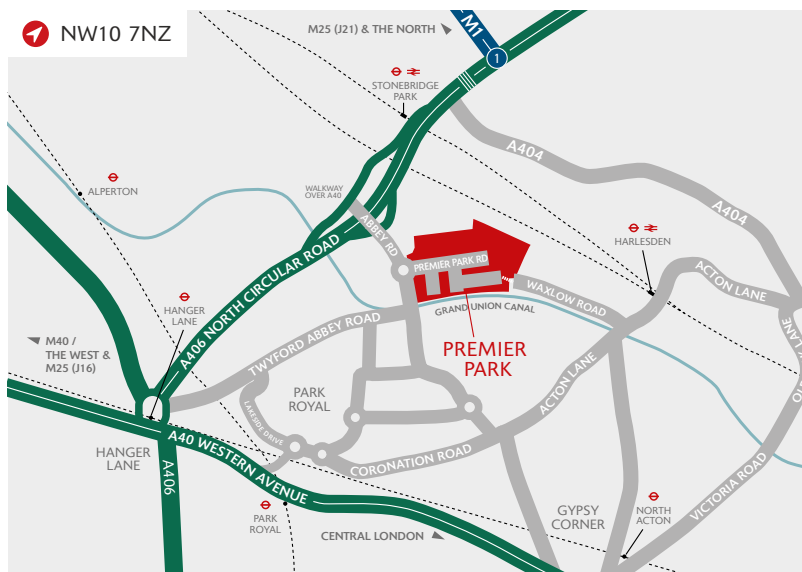
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN 🚉	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE 🚶	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

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

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