

REFURBISHED

# UNIT 1

## PREMIER PARK

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

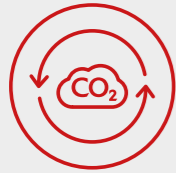


TO LET

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

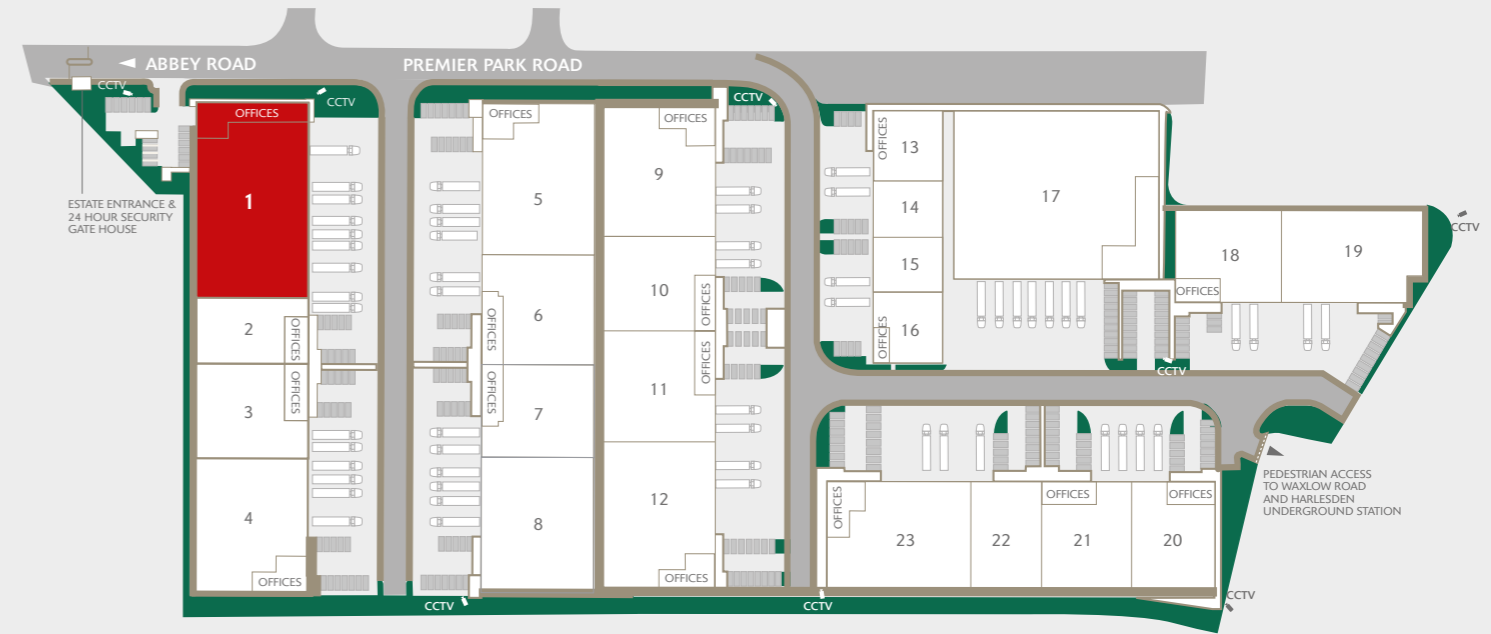


Welfare External break out area



Smart Sensors

# SITE PLAN



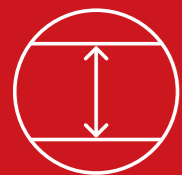
# ACCOMMODATION

	sq ft	sq m
Warehouse	23,029	2,139
Ground floor ancillary	1,076	100
First floor ancillary	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



17 car parking spaces



24 hour access and use



Estate CCTV and 24 hour manned gatehouse



LED lighting throughout



✓ **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.

See [SEGRO.com](http://SEGRO.com) for further information.

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

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