

TO BE REFURBISHED

# UNITS 7 & 8 PREMIER PARK

PARK ROYAL NW10 7NZ



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION

**34,026 SQ FT (3,161 SQ M)**  
**///ENGINE.DARE.BANANA**

✓ **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           | 28,960 sq ft                        |
| FIRST FLOOR OFFICES | 5,066 sq ft                         |
| <b>TOTAL</b>        | <b>34,026 sq ft</b><br>(3,161 sq m) |

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

## SPECIFICATION

- To be refurbished
- 8m clear height
- 4 level access loading doors
- 275 kVA power
- PV panels on roof
- EV chargers
- First floor office accommodation
- LED Lighting
- Comfort cooling & heating to offices
- 24 hour access and use
- Estate CCTV
- Breakout area
- Targeting EPC A+

## DISTANCES

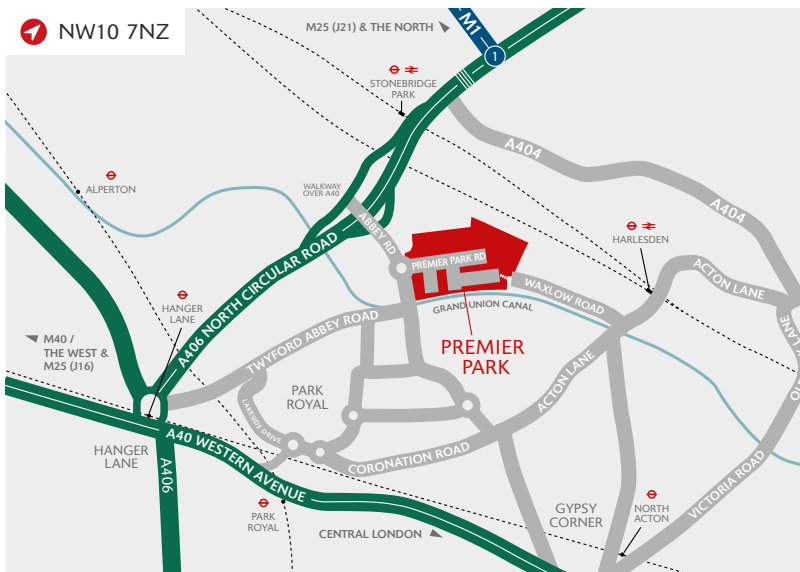
|                     |            |
|---------------------|------------|
| A406 NORTH CIRCULAR | 0.2 miles  |
| HARLESDEN 🚆         | 0.6 miles  |
| A40 WESTERN AVENUE  | 1.0 mile   |
| HANGER LANE 🚶       | 1.6 miles  |
| M1 (JUNCTION 1)     | 3.0 miles  |
| M4 (JUNCTION 1)     | 4.7 miles  |
| CENTRAL 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 10.3 million square metres of space (110 million square feet) valued at £21.0 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)**

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