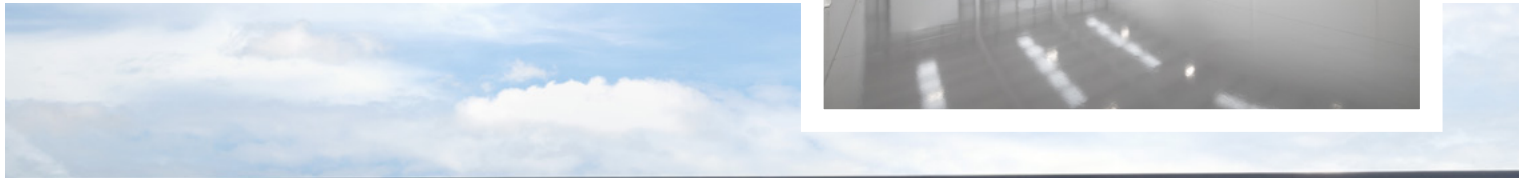


NEWLY REFURBISHED  
AVAILABLE NOW

# UNIT 15

## PREMIER PARK

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



**TO LET**

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION

**4,666 SQ FT (434 SQ M)**

✓ **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	4,666 sq ft
<b>TOTAL</b>	<b>4,666 sq ft (434 sq m)</b>

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

## SPECIFICATION

- Newly refurbished
- 6m clear height
- Full height electrical loading door
- 69 kVA power
- Dedicated yard space and car parking spaces
- PV panels on roof
- Double EV charger covering 2 parking spaces
- 24-hour security with CCTV and gatehouse
- WC facilities
- EPC A+

## DISTANCES

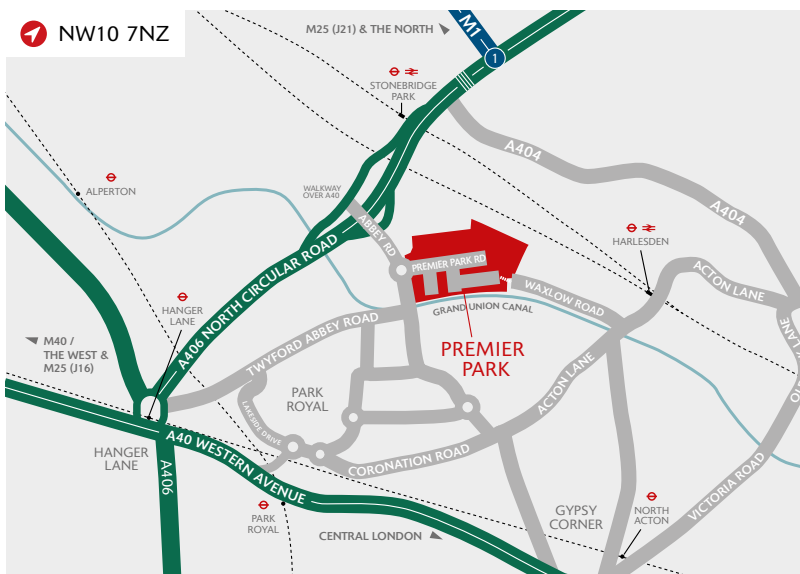
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN 🚉	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE 🚗	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

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 10.4 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](http://SEGRO.COM/PREMIERPARK)**

Or, alternatively, please contact the joint agents:



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