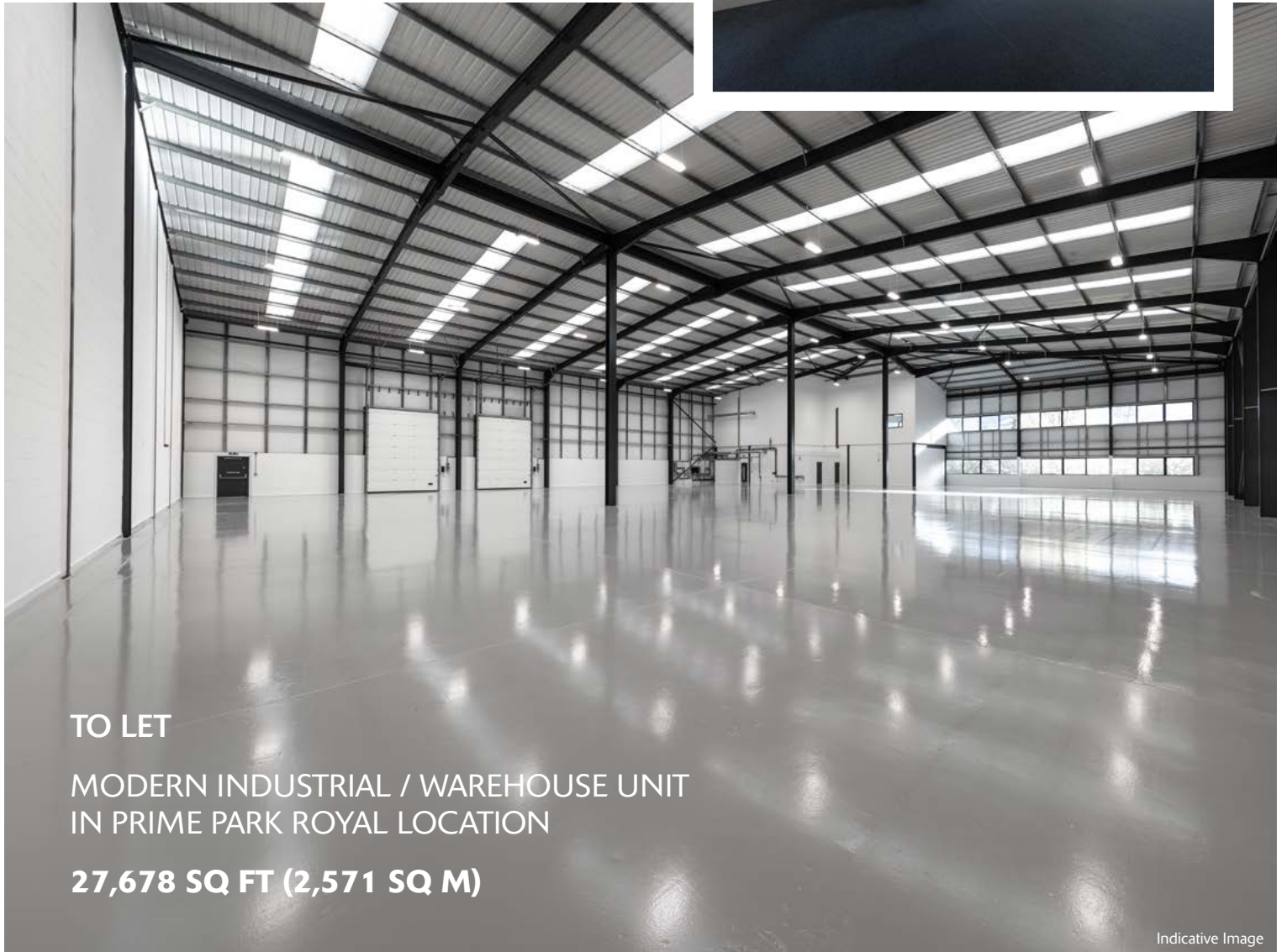


TO BE REFURBISHED

UNIT 1

PREMIER PARK

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



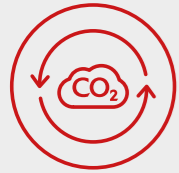
TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION

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

Indicative Image

SUSTAINABILITY



Zero Carbon refurbishment works



EPC A+ 'targeting'



PV panel array providing access to renewable energy



Cycle storage facility with green roof



New EV charging points



Shower and locker room facilities



Biodiversity efforts across demise, including bird, bat and bug boxes



Internal green wall installation

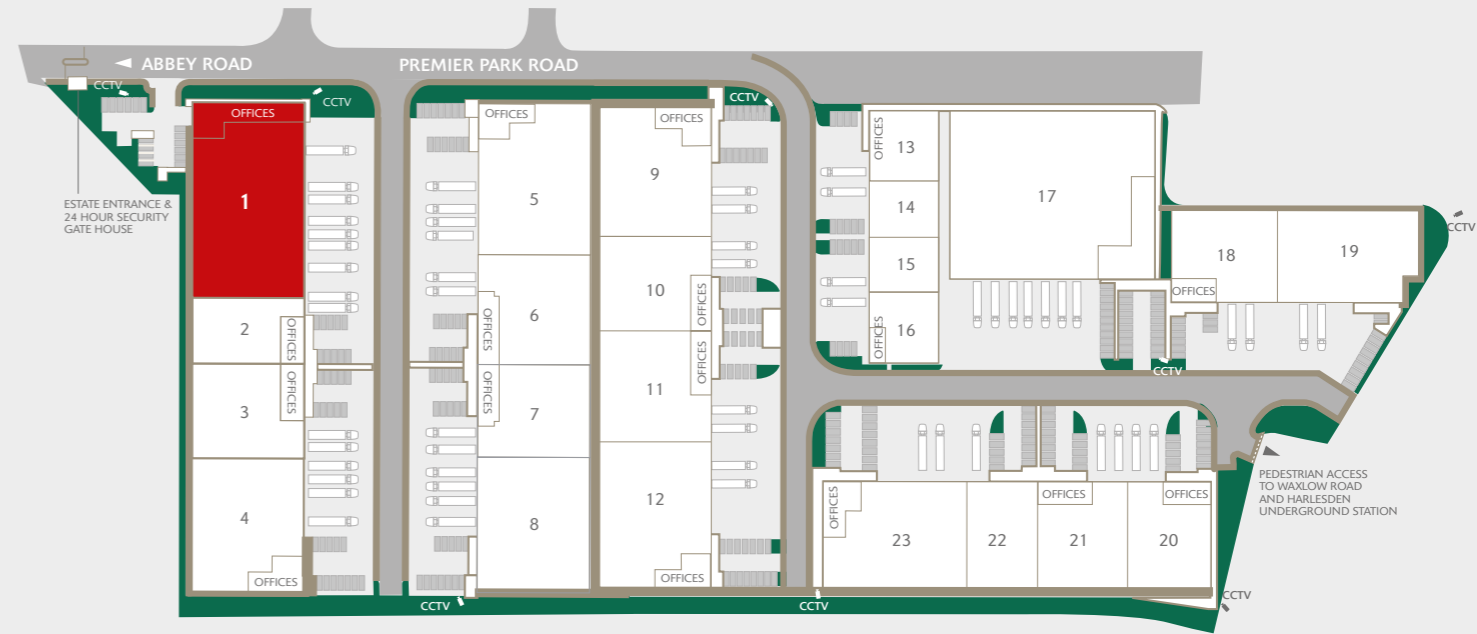


New ceiling and floor finishes throughout ancillary accommodation.



Rainwater harvesting

SITE PLAN



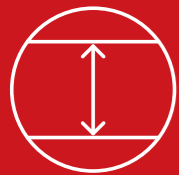
ACCOMMODATION

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

(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



15 car parking spaces



24 hour access and use



Estate CCTV and 24 hour manned gatehouse



LED lighting throughout



Indicative Image



✓ **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 10.3 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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