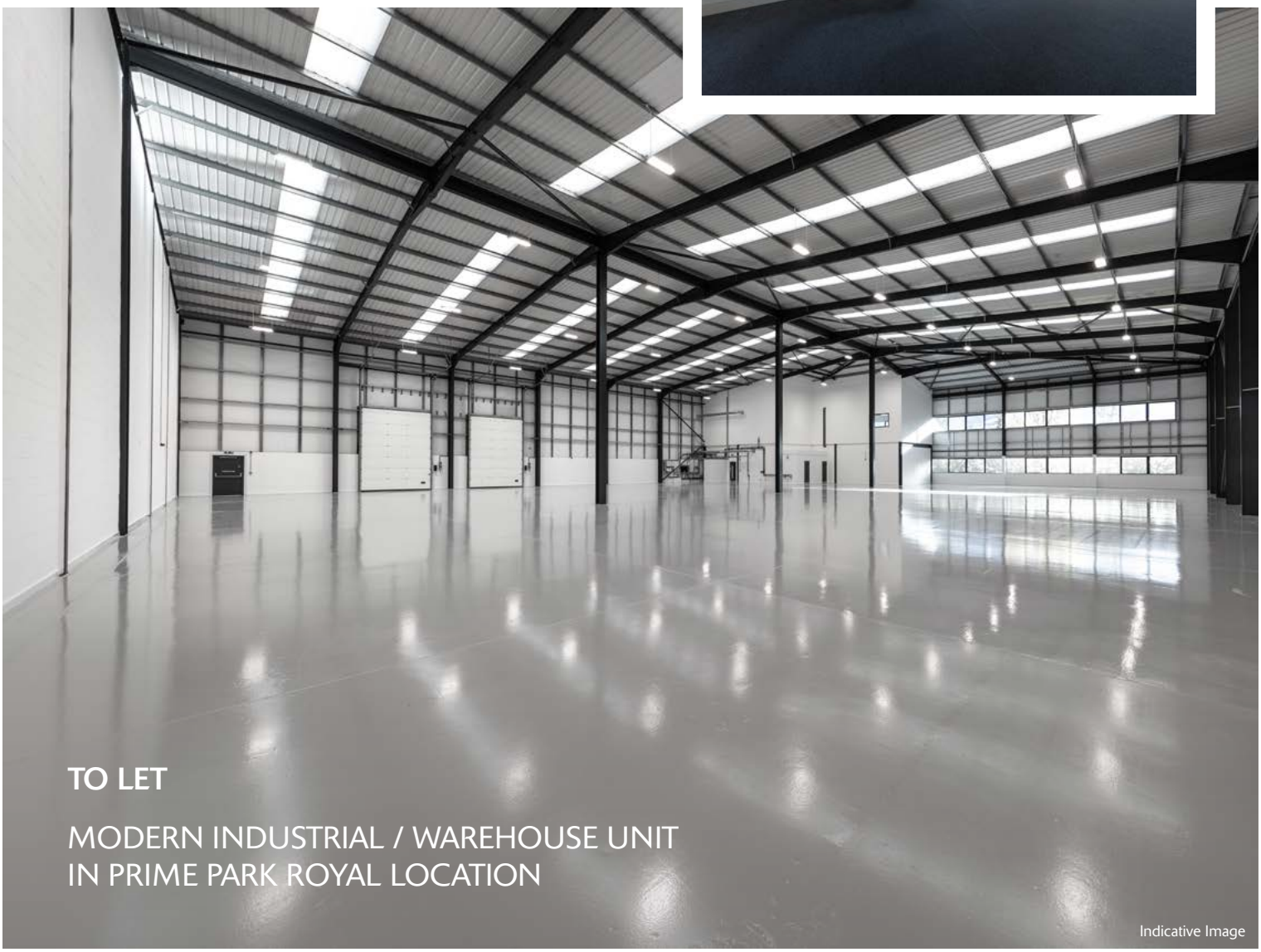
TO BE REFURBISHED

UNIT 1

PREMIER PARK

27,678 SQ FT (2,571 SQ M)
///ENGINE.DARE.BANANA

PARK ROYAL NW10 7NZ



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION

Indicative Image

SEGRO.com/premierpark

SEGRO

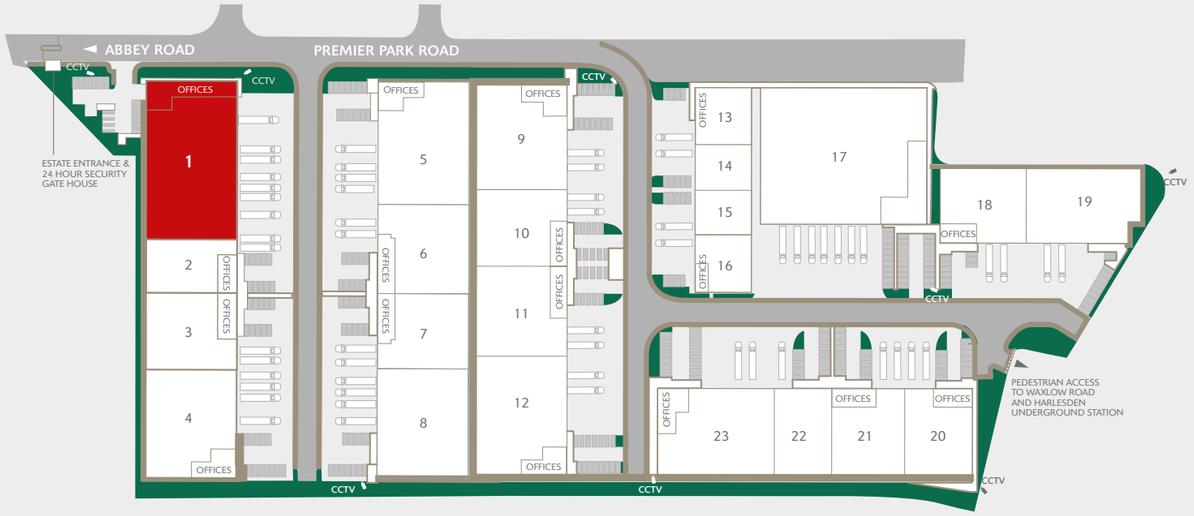
SUSTAINABILITY

- 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

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

SITE PLAN

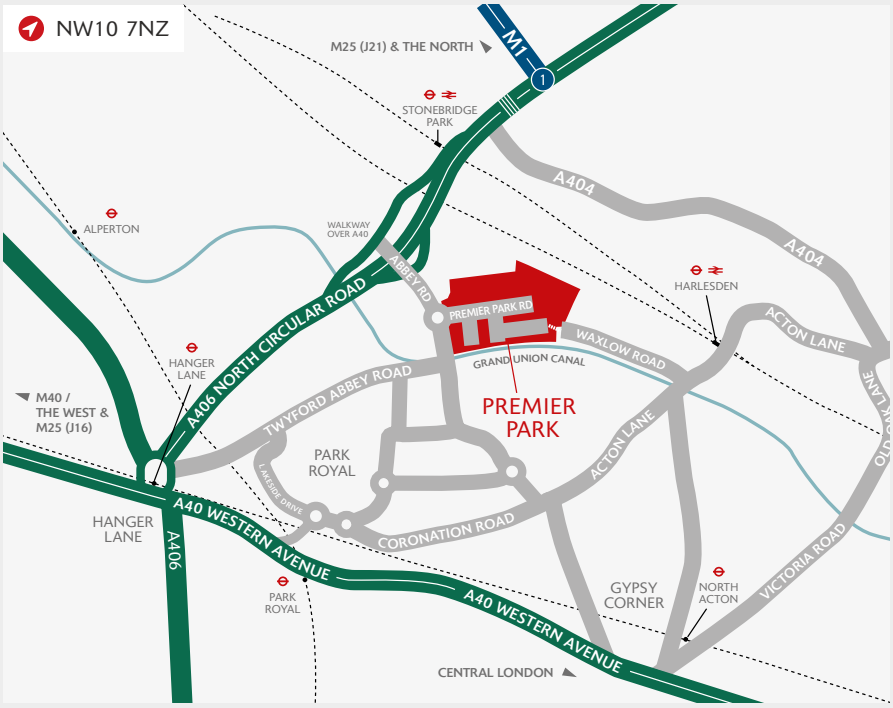


ACCOMMODATION

	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)

- **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 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.

See SEGRO.com for further information.

FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PREMIERPARK

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