VERVE

PARK ROYAL / LONDON / NW10 7AW

TO LET/FOR SALE
BRAND NEW WAREHOUSE/ INDUSTRIAL UNIT
23,201 SQ FT (2,156 SQ M)

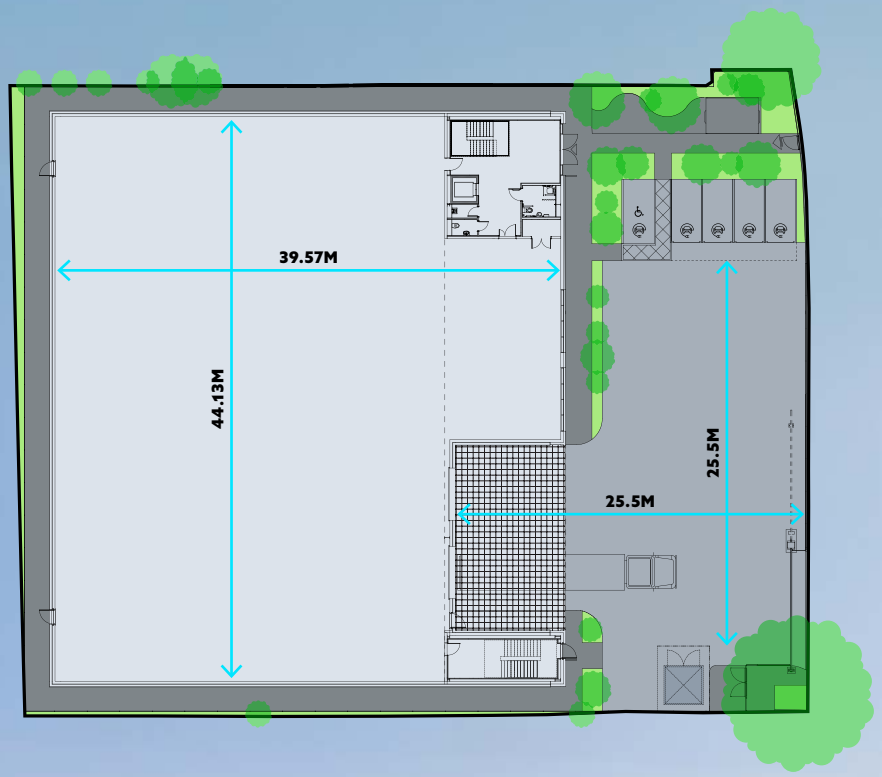
AVAILABLE Q3 2027

Delivering 23,201 sq ft of high-quality new warehouse and industrial space, Verve is a new, self-contained facility designed for today's premium occupier.

ACCOMMODATION

All areas are approximate GEA

	SQ FT	SQ M
Warehouse & recessed loading	**18,798**	**1,746.5**
First floor office	**4,403**	**409**
Total	**23,201**	**2,155.5**





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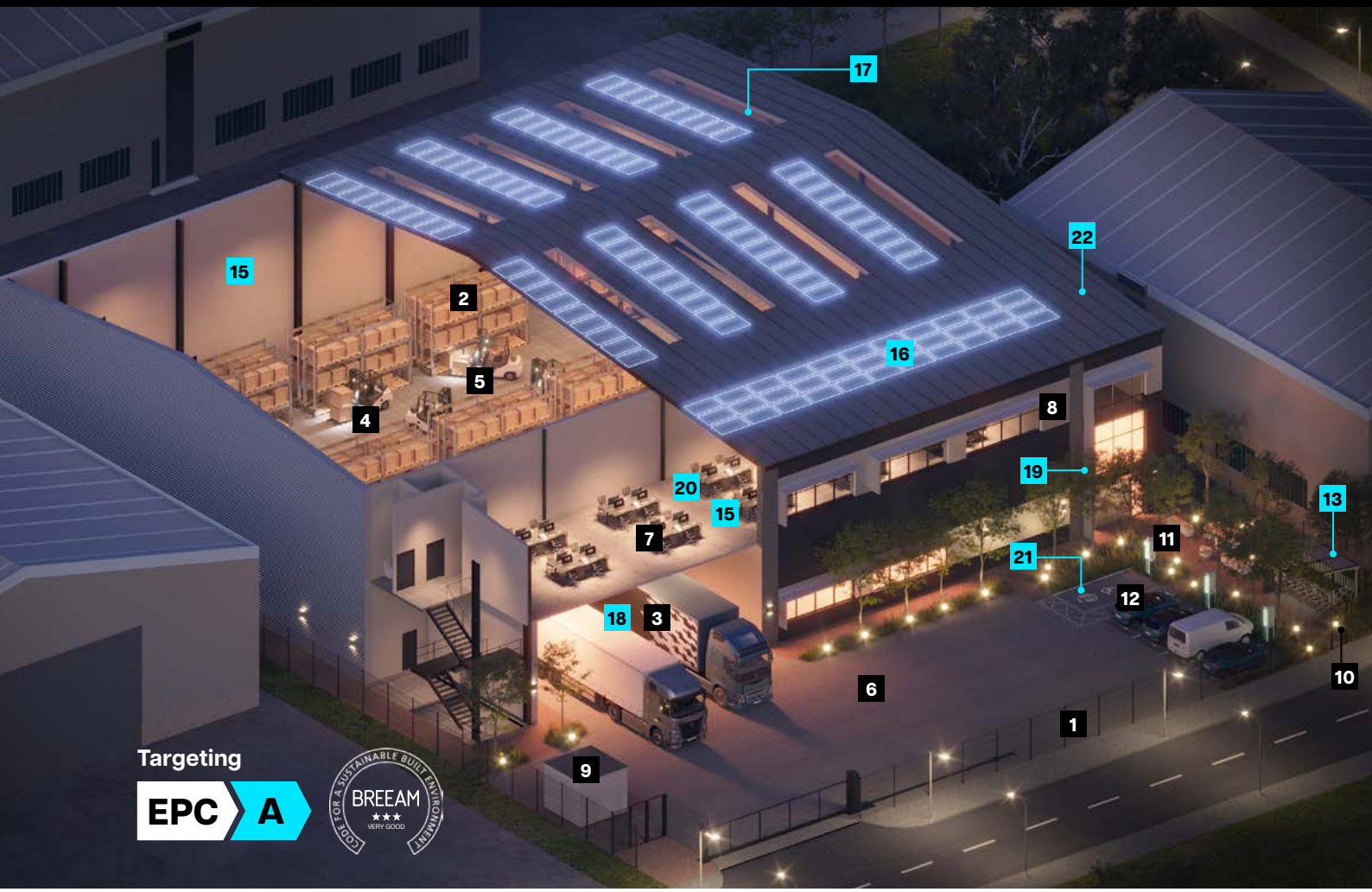
SPECIFICATION



KEY FEATURES

1. Self-contained gated site
2. 9.5m clear internal height
3. Two covered loading doors
4. 37.5 kN/m2 floor loading
5. Column free warehouse
6. 25.5m deep yard
7. Grade A offices and welfare
8. Passenger lift
9. 350 kVA with ability to upgrade to 800 kVA
10. Separate pedestrian and vehicle access
11. External landscaped amenity area
12. Designated car parking

GREEN FEATURES

13. Cycle parking shelter
14. Energy-efficient air source heating and cooling to office
15. Low air-permeability design
16. Extensive photovoltaic panels
17. 15% roof lights for natural lighting
18. Insulated sectional overhead doors
19. Brise soleil to reduce heat gain
20. Low-energy LED lighting to offices/welfare
21. Five electric vehicle charging points
22. High-performance insulated cladding and roof materials

ADDITIONAL BENEFITS

PEACE OF MIND

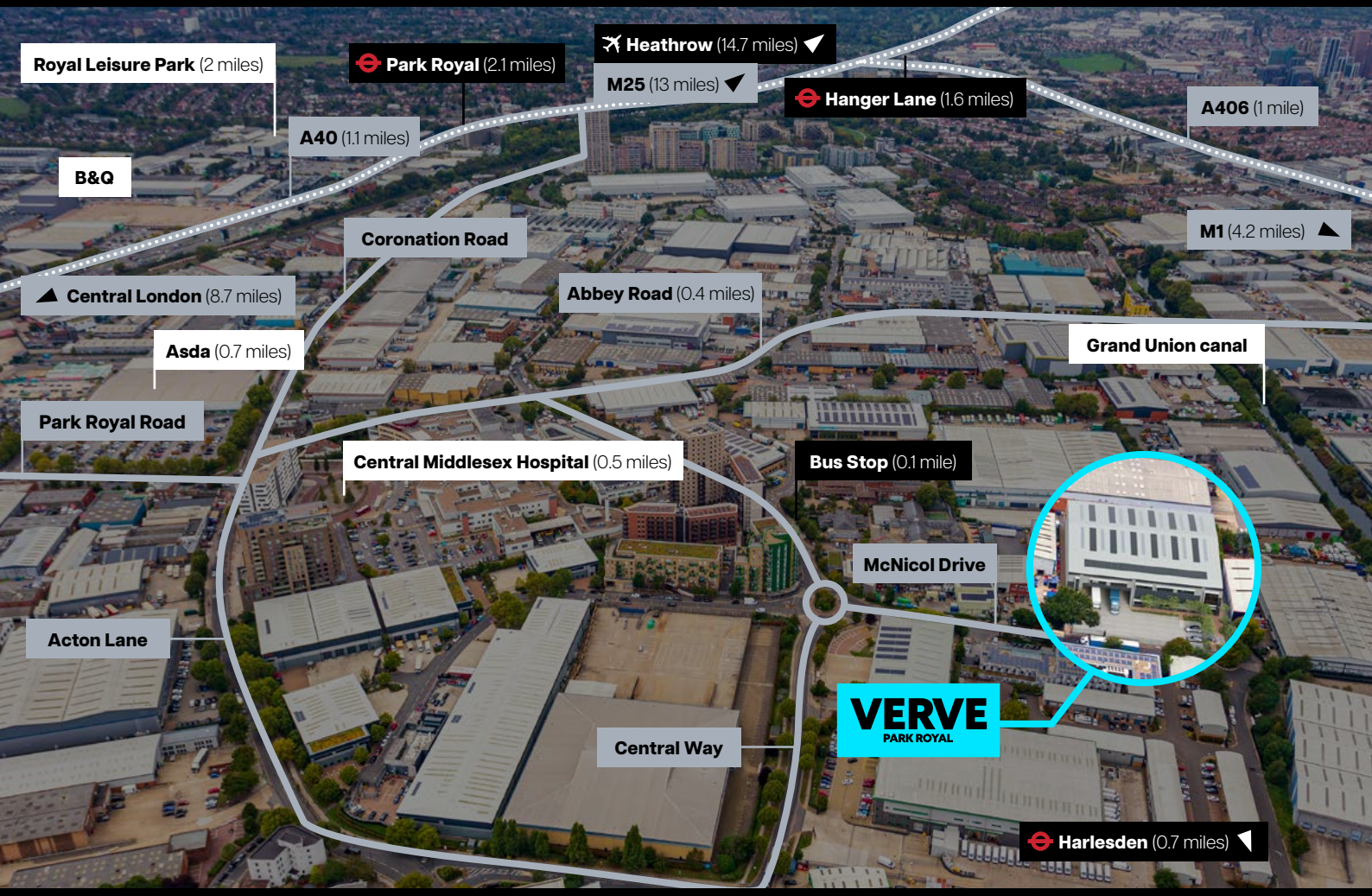
Verve comes with the benefit of a 12-year suite of warranties

REDUCED COSTS

Verve is not subject to service charge thereby reducing occupational costs

Indicative warehouse image from previous development

LOCATION



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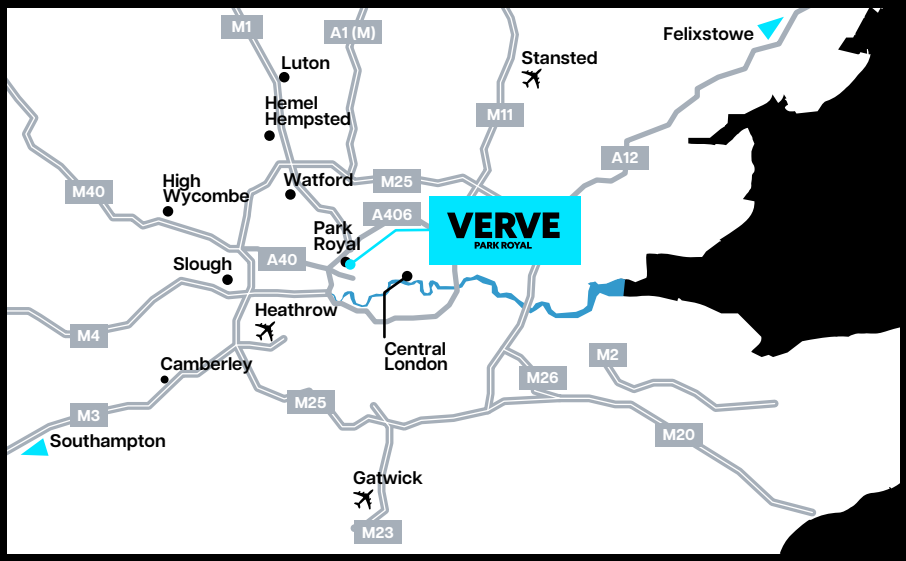
FLEET. RIVAL. SENSES

McNicol Drive, Park Royal
London NW10 7AW





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