3,862 – 8,030 SQ FT

Two modern industrial warehouse units available to let individually or jointly

AVAILABLE NOW

PROLOGIS PARK

WESTERN AVENUE

Park Royal

DC3 | UNITS 4-5 & 6



London W3 0BZ ///jars.sounds.lame

PROLOGIS® URBAN

IT ALL HAPPENS HERE

The place to be for ambitious businesses, Western Avenue is a connected community of commerce in the heart of Park Royal.



PARK ROYAL REDEFINED

As the latest addition to Park Royal by Prologis, Western Avenue joins three key schemes in one of London's most sought-after, prime urban logistics hubs.

Supported by Prologis' world-class amenities, services, and expertise, this last mile location is home to two modern industrial warehouse units available to let individually or together.

1,013
businesses across
12 different industries

3.9m
population within
30 minute drive time

12.8m
population within
60 minute travel time
(using public transport)

4,648
vehicle movements
per hour on A40

67%
average site cover of
all available buildings

PARK ROYAL
BY PROLOGIS

FEATURES

FLEXIBILITY AWAITS

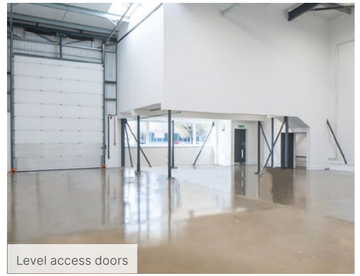
With two units available to let separately or jointly, this opportunity is flexible to the type of space you need.



EV charging



First floor office



Level access doors

SPECIFICATION

The units have been constructed to a high standard and are of steel portal frame construction with pitched roofs and profile sheet cladding to the elevations.

The premises benefit from:

- 6.2m eaves
- Dedicated car parking spaces
- Demised front yard
- Electric vehicle charging points
- First floor office space
- LED lighting to offices and warehouse
- EPC A
- 2 electric level access doors (Units 4 & 5)
- 1 electric level access door (Unit 6)

ACCOMMODATION

UNITS 4 & 5

Warehouse	7,018 sq ft	(652 sq m)
First floor offices	1,012 sq ft	(94 sq m)
TOTAL GEA	8,030 sq ft	(746 sq m)

UNIT 6

Warehouse	3,195 sq ft	(296.8 sq m)
First floor offices	667 sq ft	(62 sq m)
TOTAL GEA	3,862 sq ft	(358.8 sq m)

The units may be let individually or as a whole, providing a combined total of 11,892 sq ft (1,105 sq m).



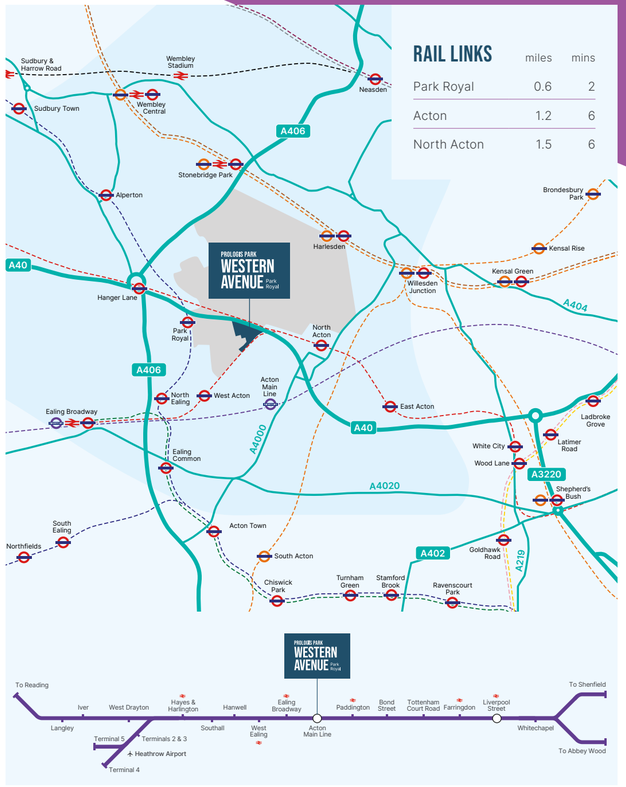
CONNECTIONS

THIS WAY FOR CONNECTIVITY

Western Avenue Business Park is ideally situated just off of Western Avenue (A40), which provides quick and easy links into Central London, Heathrow Airport, M25 and motorway network.

With Harlesden, Willesden Junction, Park Royal and North Acton stations all within walking distance, Western Avenue has direct access to overground rail services and is well served by the Bakerloo, Central and Piccadilly Underground lines. Local bus services also run to nearby Central Way and Abbey Road stops.





RAIL LINKS

	miles	mins
Park Royal	0.6	2
Acton	1.2	6
North Acton	1.5	6



WORKFORCE IN THE LOCAL AREA

Western Avenue has access to a fantastic labour pool, ideally suited to the industrial and logistics market. Harlesden, Willesden Junction, Park Royal and North Acton stations are all within walking distance.

340k

Workforce of over 340k within a 20 minute drive

1.3m

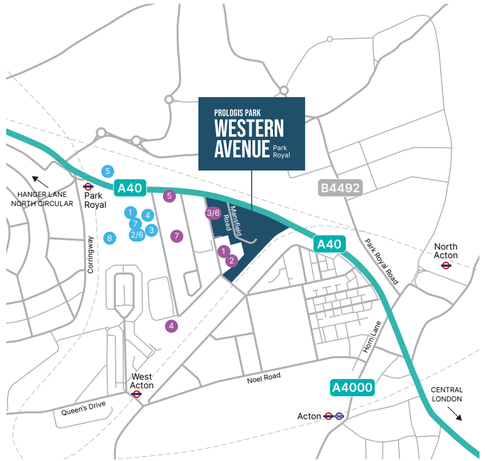
Workforce of over 1.3m within a 30 minute drive



SOMETHING FOR EVERYONE

We know that people make your business what it is and that attracting and retaining those people is key.

Located in one of the UK's most transformational areas, Park Royal is surrounded by leisure, shopping, and entertainment options – from cinemas to retail parks, pubs to restaurants.



LOCAL OCCUPIERS

1. Black Island Studios
2. Doughlicious
3. Wren Kitchens
4. BBC Park Western
5. Land Rover
6. B&Q
7. Parcel Force

FOOD, LEISURE & RETAIL

1. ODEON Luxe
2. Tenpin
3. Nova Steakhouse
4. Tim Hortons
5. Westway Bar & Kitchen
6. PureGym
7. Five Guys
8. The Artisan Bakery



YOUR JOURNEY WITH US STARTS HERE

Partnering with Prologis means having a reliable and proactive ally for all your industrial real estate needs.

From day one, we're here to support you around the clock, ensuring seamless operations so you can focus on growing your business. With direct access to our dedicated team, we're ready to assist with maintenance, service, or business-related requests whenever you need us. Plus, we handle all on-site essentials – like security and landscaping – ensuring your property is always in top condition, delivering a worry-free and exceptional experience every step of the way.

Consistent around-the-clock assistance for all industrial real estate needs

A specialised team can help with maintenance, service or business-related requests.

Prologis handles all on-site essentials including security and landscaping, ensuring a worry-free experience.

PARKLIFE

THE PARKLIFE EXPERIENCE



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

MILENA BLAIR

Real Estate & Customer Experience Manager

PARKlife

> From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.
>
> **Michael Gray, General Manager, Halfords.**

- On-Site Security
- Bus Services
- Park Signage
- Litter Picking
- Snow Clearance / Road Gritting
- On-Site Parking Controls
- Green Travel Plan
- Maintained Park Drainage
- Community Liaison
- Maintained Landscaping
- Customer Estate Meetings
- Maintained Private Roads
- Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.

Your Journey, Powered by Prologis Essentials

PROLOGIS® ESSENTIALS

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

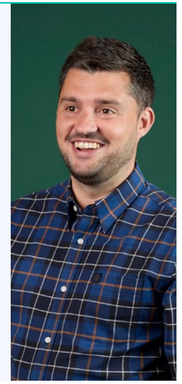
Why It Matters

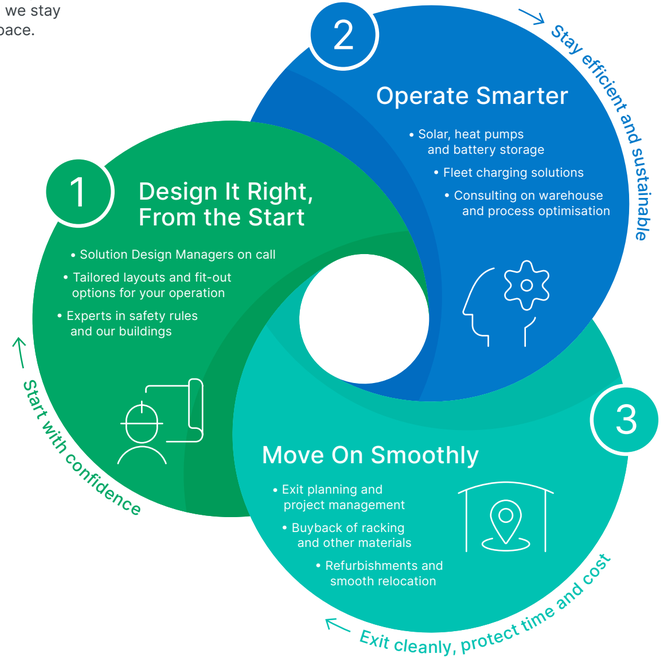
- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

Meet Your Essentials Solutions Manager

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

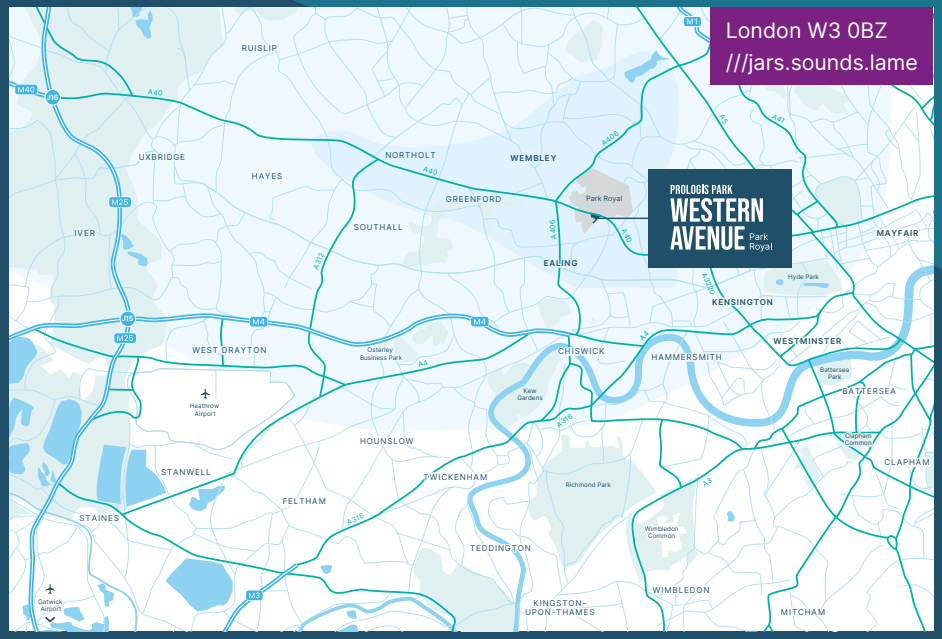




Western Avenue is perfectly located in Park Royal, the premier industrial location for West London, with exceptional connectivity to Central London, Heathrow Airport and the national road network.

DRIVE TIMES

	miles	mins
M25 / J16	11.8	20
Heathrow Airport	12.6	30
Central London	6.1	25



VIEWINGS

For further information or to arrange a viewing contact the joint letting agents

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07545 582 097

Jake Huntley
jake.huntley@dtre.com
07765 154 211

Conditions under which particulars are issued:

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PROLOGIS.CO.UK/WESTERNAVENUE

ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help usinesses run as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future. For more information please visit prologis.co.uk

PROLOGIS® URBAN