PROLOGIS® URBAN

PROLOGIS PARK

WESTERN AVENUE Park Royal

DC1

82,723 SQ FT

REFURB TO SUIT OPPORTUNITY AVAILABLE NOW

2 SECURE SELF CONTAINED YARDS

London W3 0BZ

///drops.harp.cover

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.

PRIME HQ OPPORTUNITY

Western Avenue is the newest addition to Park Royal by Prologis, London's premier urban logistics hub. With direct frontage to the A40, DC1 captures the attention of thousands daily, making it the perfect HQ location for your business. Ideally positioned to tap into a skilled workforce and a thriving customer base, it offers unrivalled connectivity and exposure to drive your business forward.

Supported by Prologis' world-class amenities, services, and expertise, this last-mile location is the place to be for all your business needs – big or small.

PARK ROYAL
BY PROLOGIS

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

READY FOR BUSINESS

With a double yard and ample car parking, this unit is built for operational ease and flexibility with the potential for 360 circulation.

ACCOMMODATION

DC1

Warehouse	57,481 sq ft	(5,340 sq m)
First floor office	25,242 sq ft	(2,345 sq m)
Total	**82,723 sq ft**	**(7,685 sq m)**
Optional mezzanine	30,500 sq ft*	(2,834 sq m)*
Total (incl. mezzanine)	**113,223 sq ft***	**(10,519 sq m)***

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:

FLEXIBLE MEZZANINE SPACE
An optional 30,500 sq ft available*

AMPLE PARKING
145 car parking spaces*

CAR PARKING RATIO
Excellent car parking ratio of 1:653**

LARGE YARDS
2 secure yards totalling 38,000 sq ft*

7.3m eaves

800kVA power

EV charging points

LED lighting to offices and warehouse

Target EPC A

4 canopied level access doors

Grade A office space

Opportunity for PV solar panels

*Approximate measurement

**DC1 has a car parking ratio of 1:653, compared with a typical ratio of 1:1250 for warehouses in the South East. All other available buildings at Western Avenue have a ratio of at least 1:1500.

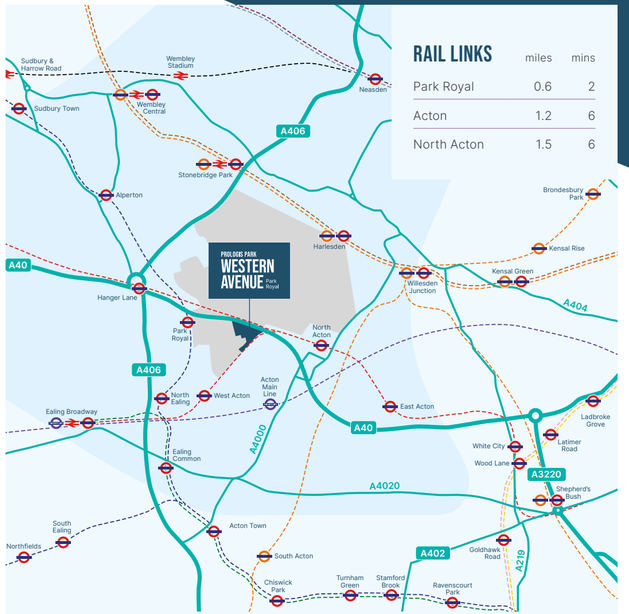
FLEXIBILITY OF YARD USE - FLEX TO MEET YOUR NEEDS

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

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.

ODEON tenpin PUREGYM

Tim Hortons FIVE GUYS

SPACE THAT WORKS FOR YOU

Imagine a warehouse that can adapt to your business needs. DC1 features a flexible mezzanine that can be transformed into additional storage, bespoke office areas, wellbeing zones, or any amenity you need.

With the potential to also convert the car park into additional yard space - this space can be re-designed with flexibility in mind. Our 'refurb to suit' approach means that by engaging early, the refurbishment can be tailored to support your specific operational requirements, creating a space that truly works for you.

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.

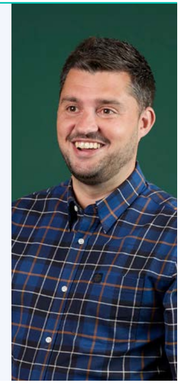
Why It Matters

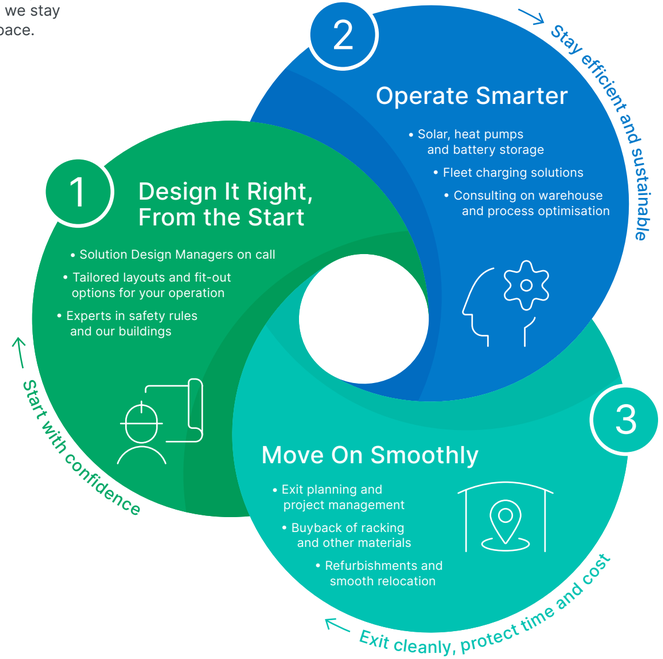
- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

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

PROLOGIS.CO.UK/WESTERNAVENUE

VIEWINGS

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

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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

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