



CROSSBAY

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24

TO LET | 24,436 SQ FT (2,270.18 SQ M) | PARK ROYAL | NW10 7QP
LOGISTICS / WAREHOUSE UNIT - TO BE REFURBISHED



The Property comprises a standalone, purpose built warehouse constructed of brick façade and steel portal frame beneath a pitched roof. The property extends to 24,436 sq ft (2,270.18 sq m) on a site of c.1 acre. The unit benefits from a 6m clear eaves height rising to 7.75m at the roof apex. There are 26 parking spaces demised to the property, 3 phased power supply, and good natural lighting throughout the premises.

The Property is strategically located in Park Royal, one of Europe's premier destinations for industrial and logistics. The property itself is situated on Sovereign Park, accessed via Coronation Road, which provides excellent access to the A40 / Western Avenue. The A40 serves Central London to the east and the A406 North Circular and the wider motorway network to the west.

SOVEREIGN 24

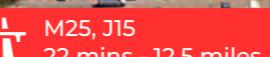


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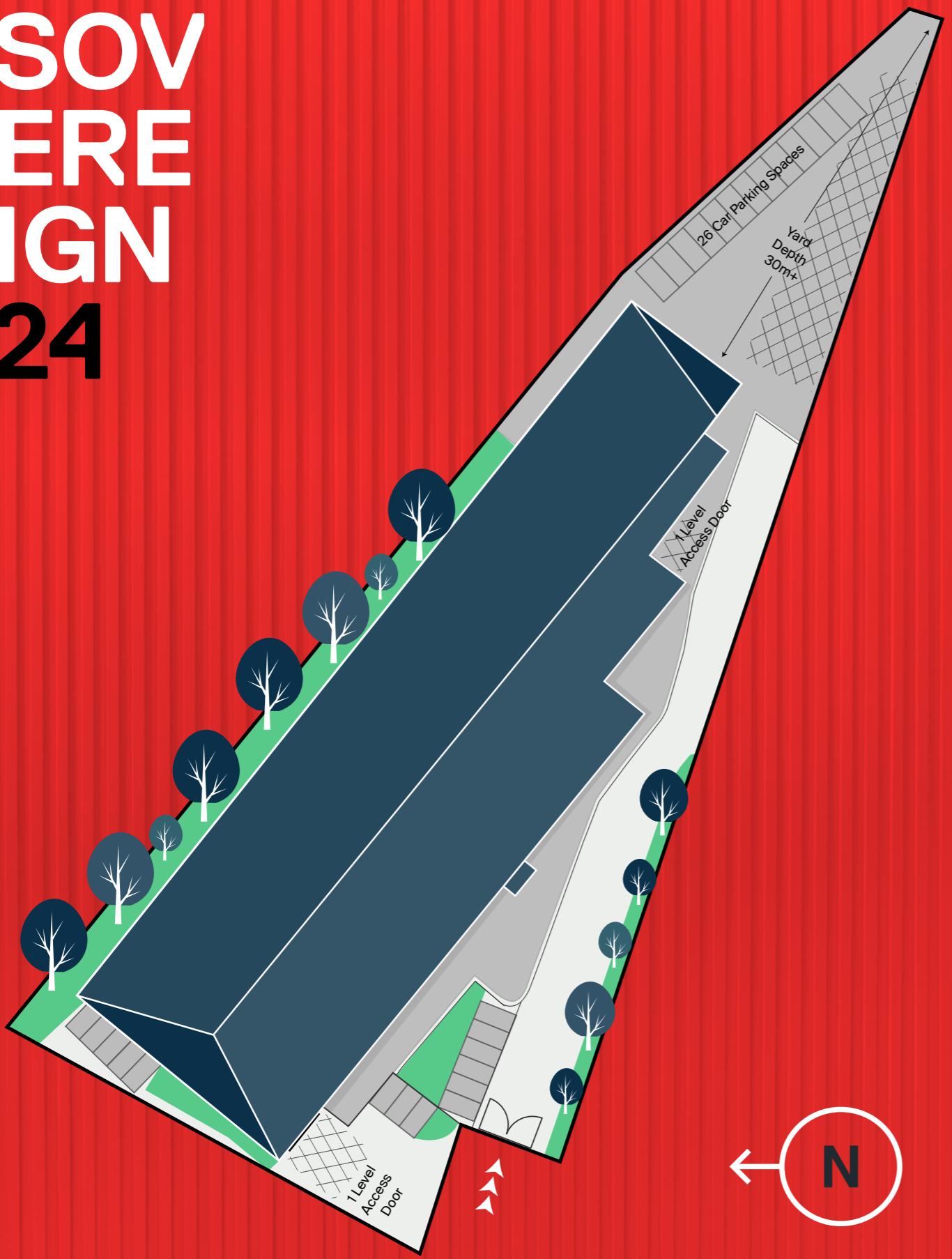


6 mins
1.0 miles



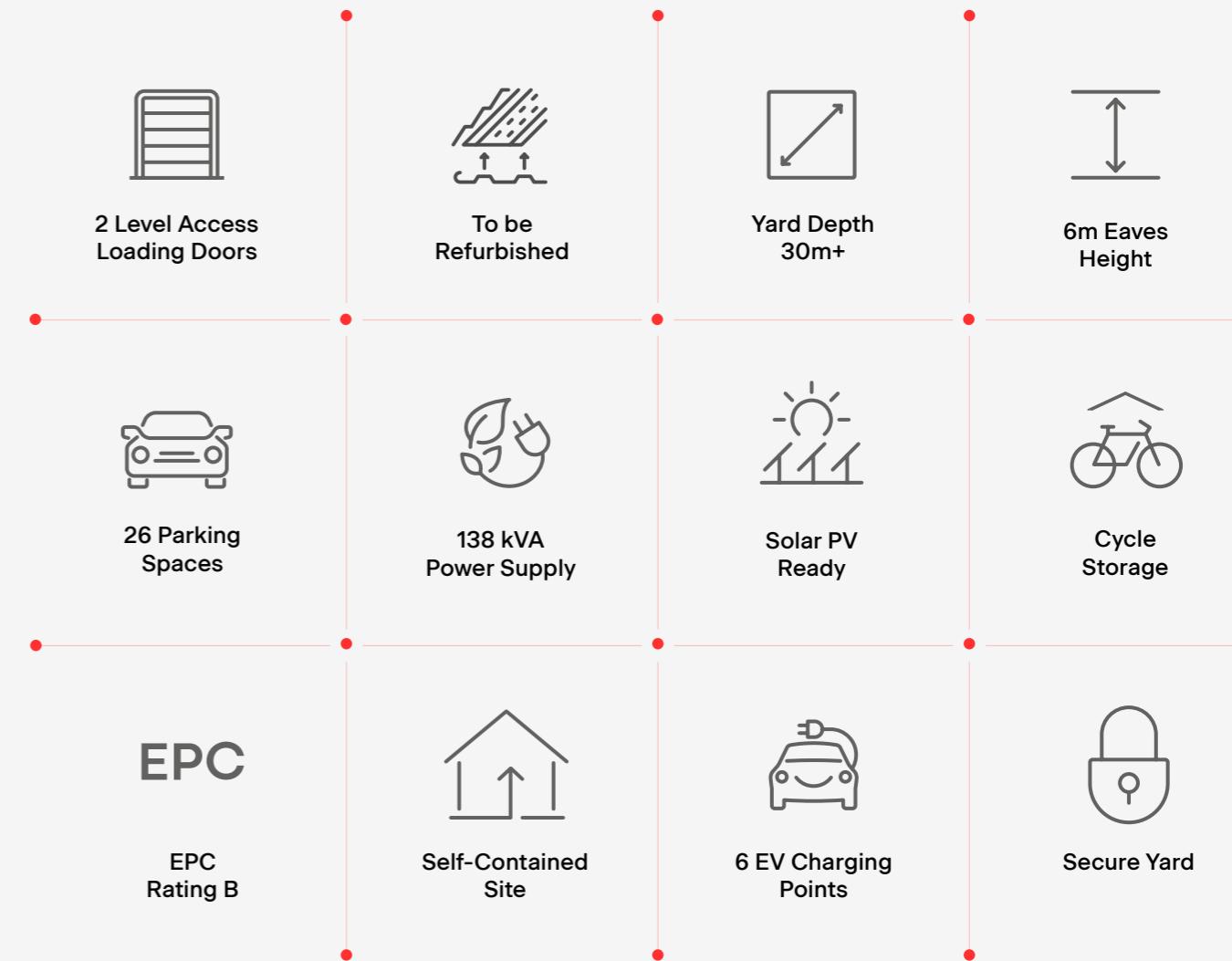
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SITE PLAN

Planning: Eg(iii), B2 & B8



The property is to be refurbished, set for completion in XXXX. It will feature a new roof covering, 2 level access doors (1 front, 1 rear), and a 30m+ yard. Targeting an EPC rating of B, it will include solar PV panels, EV charging points (6 installed, infrastructure for 10 more), and cycle storage. A 138 kVA power supply is in place, with upgrade options available. The refurbishment includes a modern Grade A office with VRF heating & cooling, LED lighting, and new bathrooms, amenities, and showers.

	Area (SQ FT)	Area (SQ M)
Ground - Warehouse	20,102	1,867.54
First Floor Offices	4,334	402.64
Total	24,436	2,270.18
Approx. Site Area	43,560	4,046.86

SPECS

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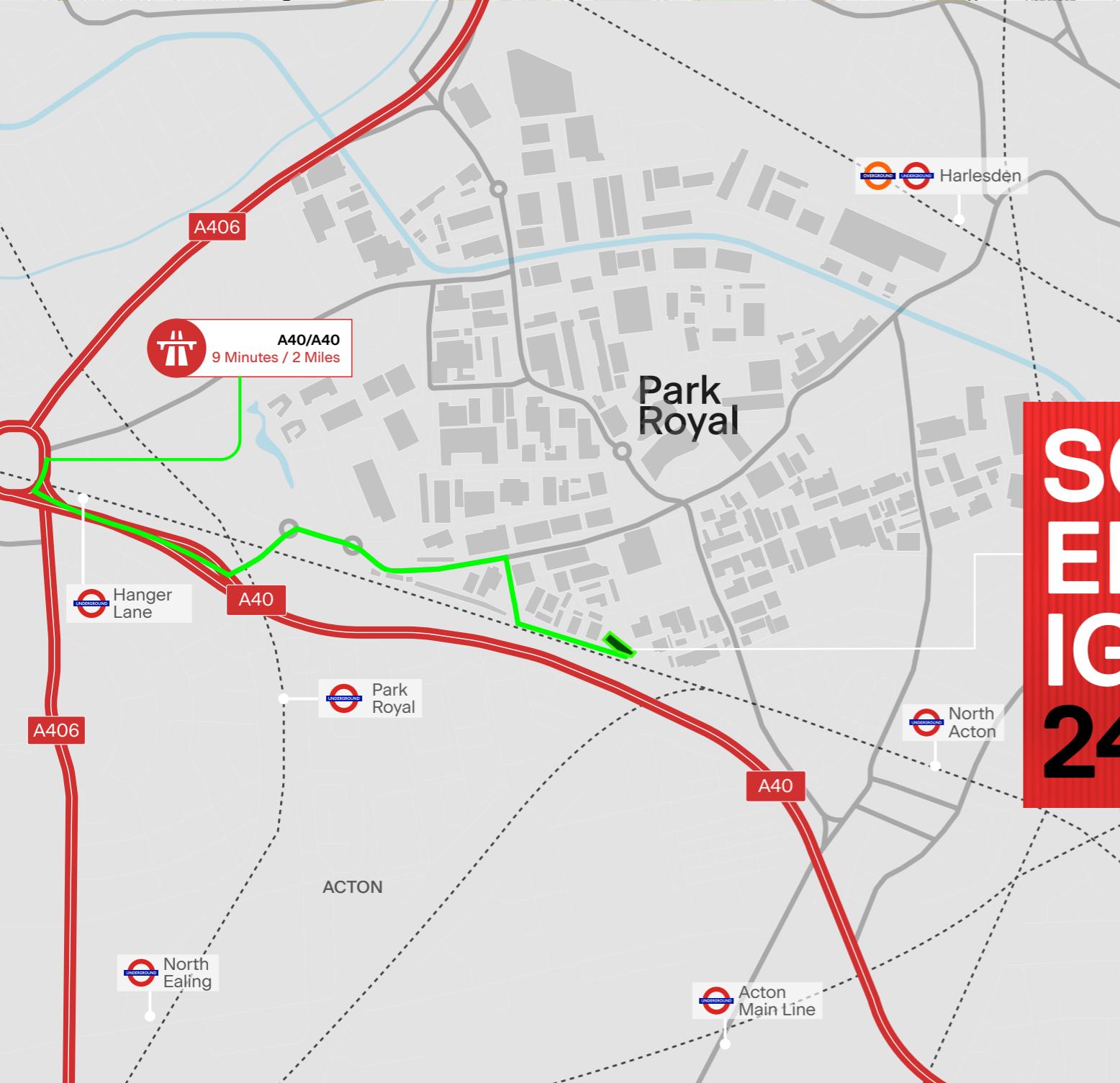


→ The area benefits from multimodal connectivity, benefiting from proximity to Park Royal Underground Station (Piccadilly Line) located approximately 800m from the Property. North Acton and Old Oak Common stations are closely located to the south east (0.6 miles) and east (0.9 miles) respectively. Access has been enhanced by the Crossrail Acton Main Line Station on the south fringe of Park Royal, which allows easy access to London Paddington.

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LOCATION

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ROAD

A40	0.8 miles
A406	1.4 miles
M4 J2	4.0 miles
M1 J1	4.8 miles
Central London	8.8 miles
M4 J3	8.9 miles
M25 (J16)	11.7 miles



UNDERGROUND/RAIL

Park Royal	1.0 miles
Harlesden	1.2 miles
Aton Main Line	1.5 miles
North Acton	1.8 miles
Willesden Junction	2.0 miles



AIRPORT

Heathrow Airport	12.6 miles
Luton Airport	30.8 miles
London City Airport	32.2 miles
Stansted Airport	41.7 miles



/// AREA.EDIT.CODE

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