



CROSSBAY

# SOV ERE IGN 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.

# SOV ERE IGN 24

SOV  
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IGN  
24



City of London  
28 mins - 9.6 miles

H  
Holiday Inn

ceva

wren  
KITCHENS

FedEx

cargiant

B&Q



ASDA



Argos

HARLESDEN

WILLESDEN  
JUNCTION

NORTH  
ACTON

ACF  
TRUCK PARTS

G&M  
Direct  
Hire

M4, J2  
15 mins - 4.7 miles

M25, J15  
22 mins - 12.5 miles

6 mins  
1.0 miles

PARK  
ROYAL

SOVEREIGN PARK

Coronation Rd

A40

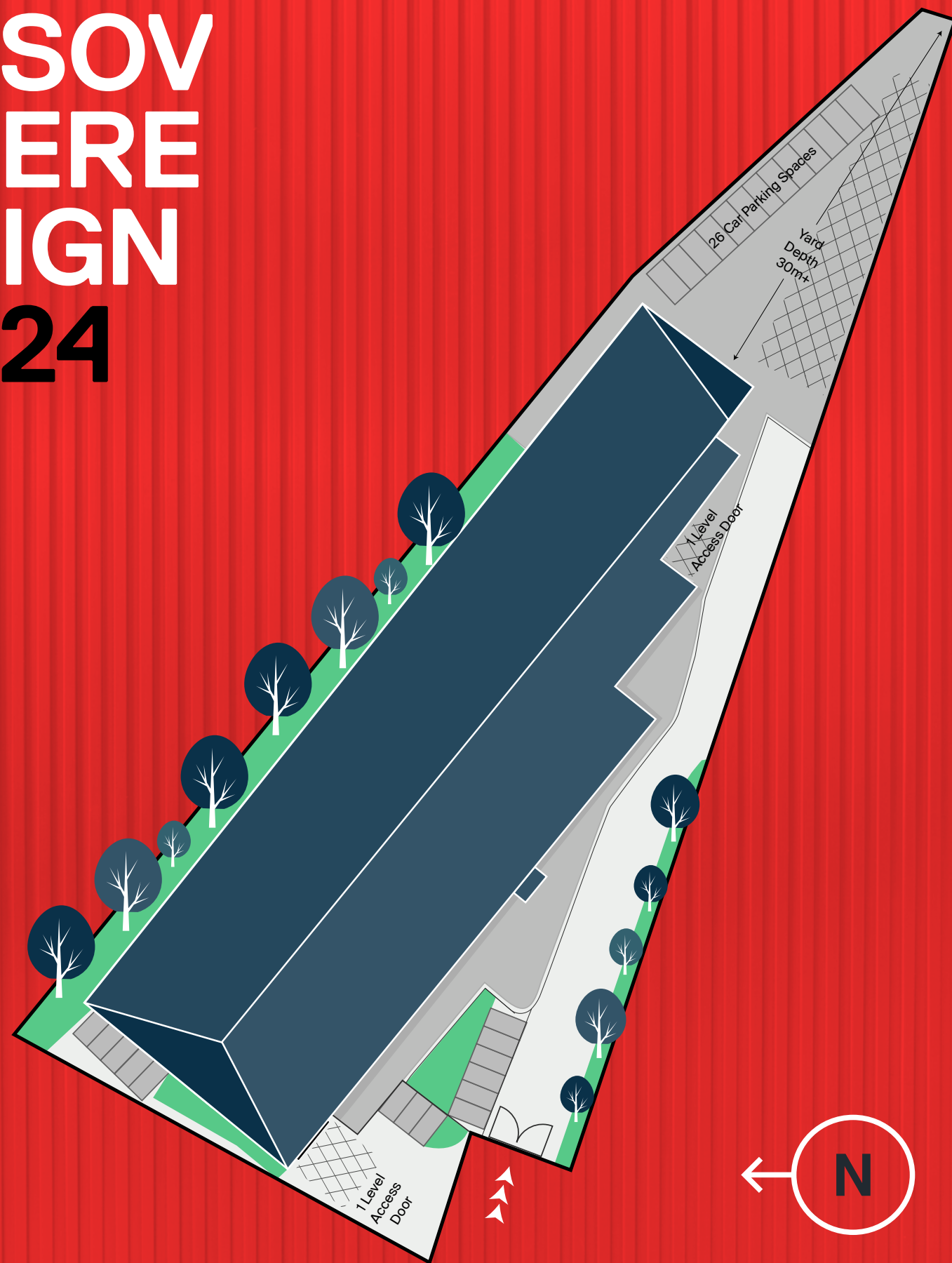
A40

A40

SOVEREIGN 24 / 03

SOVEREIGN 24 / 03





Planning: Eg(iii), B2 & B8

 2 Level Access Loading Doors	 To be Refurbished	 Yard Depth 30m+	 6m Eaves Height
 26 Parking Spaces	 138 kVA Power Supply	 Solar PV Ready	 Cycle Storage
 EPC Rating B	 Self-Contained Site	 6 EV Charging Points	 Secure Yard

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



→ 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.





# SOVEREIGN 24



## 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



LOCATION

/// AREA.EDIT.CODE

LOCATION

# SOV ERE IGN 24



## Katy Kenealy

M: +44 (0) 7892 704 393  
E: [katy.kenealy@jll.com](mailto:katy.kenealy@jll.com)

## James Miller

M: +44 (0) 7702 975 222  
E: [James.Miller@jll.com](mailto:James.Miller@jll.com)

## Dipesh Patel

M: +44 (0) 7906 696 666  
E: [dp@telsar.com](mailto:dp@telsar.com)

## Jack Pay

M: +44 (0) 7411 576 313  
E: [jp@telsar.com](mailto:jp@telsar.com)

## Tom Boxall

M: +44 (0) 7481 186 334  
E: [tb@telsar.com](mailto:tb@telsar.com)

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