

AVAILABLE FROM Q4 2026



# UNIT 10

## SEGRO PARK CORONATION ROAD

PARK ROYAL NW10 7PH  
📍 ///VOUCH.SAFETY.CRIB



**TO LET**

SELF CONTAINED, DETACHED UNIT WITH GATED ACCESS  
IN PRIME PARK ROYAL LOCATION

**76,225 SQ FT (7,082 SQ M)**

✓ **Well-established** estate with recent investment into improvements including perimeter fencing, gated access, Health and Safety works and decoration of building externals

📍 **Quick access to the A40** (Western Avenue) and A406 (North Circular), providing easy access to Central London and the national motorway network

📍 **Easily accessible** using Park Royal Underground Station

★ **Well known occupiers** in the neighbouring area include Royal Mail, DHL, Japan Centre, RD Content and Brakes

#### ACCOMMODATION

WAREHOUSE	66,281 sq ft
ENCLOSED LOADING AREA	4,360 sq ft
FIRST FLOOR ANCILLARY	5,584 sq ft
<b>TOTAL</b>	<b>76,225 sq ft</b> (7,082 sq m)

(All areas are approximate and measured on a Gross External basis)

#### SPECIFICATION

- 9.35m clear internal height
- 32m yard depth
- 76 car parking spaces
- 1 roller shutter door
- 6 dock levellers
- 3-Phase power
- Self-contained unit on secure estate
- Gated access
- EPC available on request

#### DISTANCES

PARK ROYAL 📍	0.6 miles
HANGER LANE 📍	0.8 miles
ACTON 🚉	1.4 miles
A40 TARGET ROUNDABOUT / A312	1.6 miles
M1 (JUNCTION 1)	4.6 miles
M4 (JUNCTION 2)	4.8 miles
CENTRAL LONDON	9.0 miles

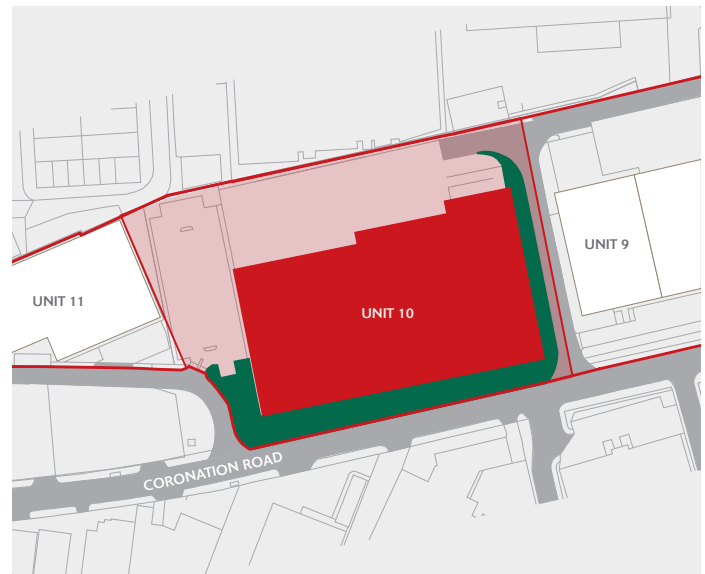
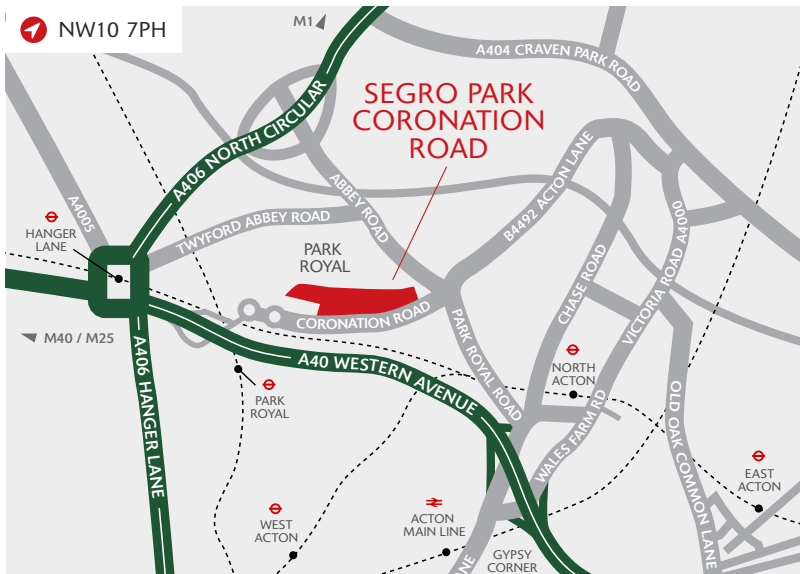
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](http://SEGRO.com)



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKCORONATIONROAD](http://SEGRO.COM/PARKCORONATIONROAD)**

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