

SEGRO V-PARK GRAND UNION

INDUSTRIAL SPACE TO LET
RANGING FROM 2,000 TO 32,000 SQ FT

NW10 7UD



BackLife03

In partnership with



Developed by

SEGRO

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INTRODUCTION

WHEN NOTHING BUT PRIME SPACE IN LONDON WILL DO, IT HAS TO BE SEGRO V-PARK GRAND UNION

SEGRO V-Park Grand Union is a new benchmark in modern industrial space for innovative businesses. Groundbreaking in its quality, sustainability and support for collaboration, it's a unique building split across multiple floors, with contemporary amenities, that enable businesses to be their best.



IF IT HAS TO BE THE BEST IT CAN BE, **IT HAS TO BE...**

FLEXIBLE



A multi-level, multi-use industrial and commercial hub, with the flexibility to upsize, downsize and tailor each space.

COLLABORATIVE



Facilities shared by a unique blend of businesses, fostering better networking and forming new working relationships.

ENERGY EFFICIENT



Designed to help reduce carbon footprints and energy costs through cutting-edge sustainability features.

ACCESSIBLE



In Park Royal, with easy access to more customers, more opportunities and more of the talent businesses need.

INTEGRATED



With on-site services from SEGRO that include security, management, amenities and support – so you can focus on your core business.

VIBRANT



Part of an evolving and welcoming neighbourhood with new homes, leisure facilities and convenient links to Wembley and central London.

FLEXIBILITY

SPACE WITH FLEXIBILITY AND **VERSATILITY** AT ITS CORE

Whether you are start-ups, SMEs or firmly established in your markets, SEGRO V-Park Grand Union gives light industrial businesses a platform to collaborate in vibrant spaces tailored to your needs.

The flexible industrial / commercial units range from approx. 2,000 sq ft units through to larger self-contained single floors of 32,000 sq ft, and are available across multiple floors with full fit-out options.

*All lettable areas are approximate and calculated on a Gross External Basis.

FIFTH FLOOR:
4-7 FLEXIBLE UNITS
10,480 SQ FT (974 sq m)*

FOURTH FLOOR:
1-12 FLEXIBLE UNITS
32,313 SQ FT (3,002 sq m)*

THIRD FLOOR:
2 FLEXIBLE UNITS
3,759 SQ FT (349 sq m)*

SECOND FLOOR:
1-12 FLEXIBLE UNITS
32,368 SQ FT (3,007 sq m)*

COLLABORATION

A **VIBRANT** HUB FOR THE INDUSTRIOUS TO THRIVE

Although each customer will occupy a self-contained industrial workspace at SEGRO V-Park Grand Union, all benefit from outstanding communal amenities that enable a working environment that's modern, inclusive and enjoyable.

These include dedicated social and work spaces, from break-out and bookable meeting rooms through to a roof terrace where teams can collaborate and relax. The dedicated reception service is also there to offer support whenever it is needed.



Break-out
space



Bookable
meeting rooms



Landscaped
roof terrace



Customer
app



Concierge
service



Dedicated
cycling parking



Plentiful
natural light



'WELL'
design principles



MAKING SUSTAINABLE THE DEFAULT

SEGRO V-Park Grand Union embodies the very best in energy-saving innovations and measures across its construction process and lifecycle.

The building is designed to support your efforts in reducing your carbon footprint and achieving your sustainability goals.



WiredScore
Platinum



BREEAM
'Excellent'



EPC 'A'
rating



Photovoltaic
panels



Living internal
green wall



Air source
heat pumps



Electric charging points
(cars and vans)



Carbon Life
modelling

LOCATION

A RARE SPACE IN A **RARE** LOCATION

With a location that makes commutes, transport and logistics easier than ever, SEGRO V-Park Grand Union is based in Park Royal – one of London's most sought-after industrial areas.

The building fronts onto the North Circular (A406), and the nearby A40 provides easy, quick access to central London. The M25 orbiting London is also easy to get to, as is the M1 running north. All of these routes mean businesses can more easily access the talent that they need to expand their reach.

Wembley Stadium and London Designer Outlet are close by, with a wealth of retail and leisure facilities to take advantage of.

WWW.SEGRO.COM/V-PARKGRANDUNION



M1 / Jct 1 (3.6 miles) ▲

Wembley Stadium

Stonebridge Park ➡

SEGRO V-PARK
GRAND
UNION

Wembley Central ➡

Hanger Lane ➡

▶ A40 Western Avenue

▶ M25 / Jct 16 (12.5 miles)

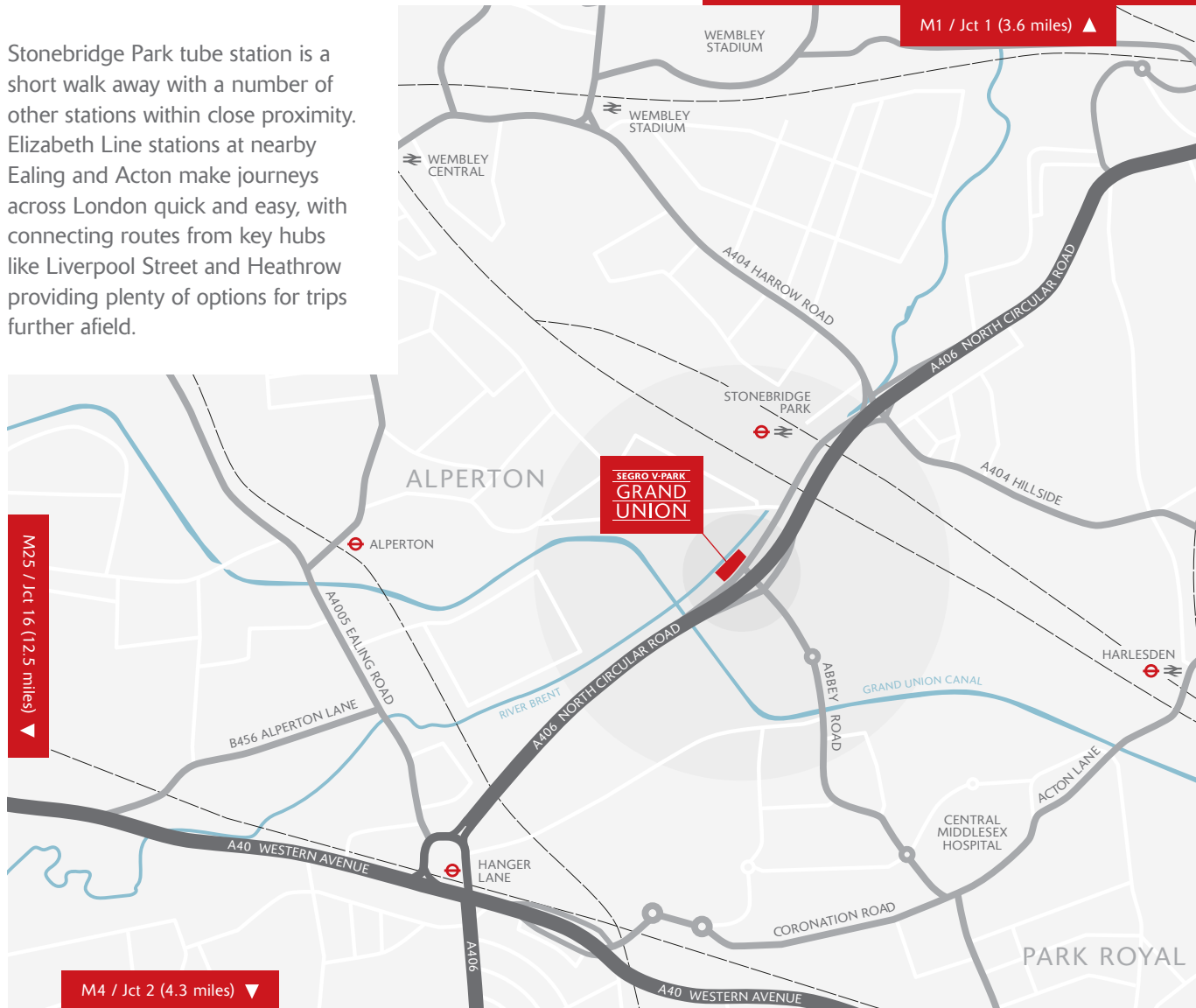
A406

M4 / Jct 2 (4.3 miles) ▼

LOCATION

CONNECTIONS

Stonebridge Park tube station is a short walk away with a number of other stations within close proximity. Elizabeth Line stations at nearby Ealing and Acton make journeys across London quick and easy, with connecting routes from key hubs like Liverpool Street and Heathrow providing plenty of options for trips further afield.



DISTANCES

A406 North Circular Road	0.1 miles
Stonebridge Park (Bakerloo and Overground lines)	0.5 miles
A40 Western Avenue	1 mile
Hanger Lane (Central line)	1.3 miles
Park Royal (Piccadilly line)	1.8 miles
Harlesden (Piccadilly line) (Bakerloo and Overground lines)	1.8 miles
North Acton (Central line)	1.9 miles
Ealing Broadway (Elizabeth line)	1.9 miles
M1 (Junction 1)	3.6 miles
Central London	7.0 miles

Source: Google maps

CONNECTIONS

Stonebridge Park to London Euston (Overground)	24 mins
Hanger Lane to London Victoria (Underground)	25 mins
Hanger Lane to London Waterloo (Underground)	26 mins

BUS TRAVEL

(To Beresford Avenue Stop S)

Bus No. 112 (Route Haven Green/
Ealing Broadway to North Finchley)

Bus No. 440 (Route Turnham Green
Church to First Way)

Bus No. 224 (Route Mitchell Way
to Alperton Sainsbury's)

///giving.adopt.than

AMENITIES

Park Royal and Alperton areas have a wealth of amenities and experiences on offer that all contribute to a better, more holistic working environment. From nearby cafés, restaurants and nursery to a Co-op supermarket and Anytime Fitness only a short walk away. Wembley Stadium and London Designer Outlet are also close by, with a wealth of retail and leisure facilities to take advantage of.



Nursery



Amazon Lockers



Medical Centre



Gyms



Cafés & Restaurants



Retail



Co-op Supermarket



CGI of canal side development



Anytime Fitness



Wembley Stadium



London Designer Outlet

AMENITIES

AMENITIES

Anytime Fitness	0.4 miles
Lime bike parking	0.4 miles
Co-op Supermarket	0.5 miles
Grand Union Community Hub	0.5 miles
Amazon Locker Room	0.6 miles
London Designer Outlet	1.8 miles
Wembley Stadium	1.9 miles

Source: Google maps

CAFÉS & RESTAURANTS

Ace Café London	0.1 miles
The Real Pizza Company	0.4 miles
Full of Beans	0.5 miles
Crepes+Coffee	0.5 miles
Patisserie Patchi	0.6 miles
Mumbai Local Wembley	1.1 miles
Beit el Zaytoun	1.1 miles
Levant Book Café	1.3 miles

Source: Google maps

WWW.SEGRO.COM/V-PARKGRANDUNION



SPECIFICATION



WAREHOUSE

- 6m clear height (floors 2 & 3)
- 4m clear height (floors 4 & 5)
- 15 kN/m² floor loading (floors 2 & 3)
- 10 kN/m² floor loading (floors 4 & 5)



EXTERNAL

- 80 allocated car parking spaces
- 8 van spaces
- 5 goods vehicle spaces
- Motorcycle spaces
- Yards suitable for HGVs and vans, with dock levellers and scissor lift creating loading options for all vehicle sizes



SUSTAINABILITY

- BREEAM 'Excellent'
- EPC 'A' rating
- Photovoltaic panels
- 24 electric charging points (cars and vans)
- Air source heat pumps
- Living internal green wall
- Carbon Life modelling
- WiredScore Platinum



WELLBEING

- Landscaped roof terrace with seating
- Dedicated cycle parking
- Comfortable break-out spaces
- Plentiful natural light



ENHANCEMENTS

- Sprinkler system
- Three Phase power capacity to all units
- 5 service lifts: 2 x 6,500kg; 3 x 2,500kg
- LED lighting



SECURITY AND RECEPTION

- Dedicated reception service
- 24/7 on-site security



MEETING ROOMS

- Bookable meeting rooms, available for customers only
- Glazed screens
- Air conditioning
- Contemporary finishes



WiredScore
PLATINUM

Ensuring future-ready buildings and environments for forward thinking occupiers.



TECHNOLOGY EXCELLENCE

A digital infrastructure, ensuring spaces are ready for today's always-on, tech-driven environment



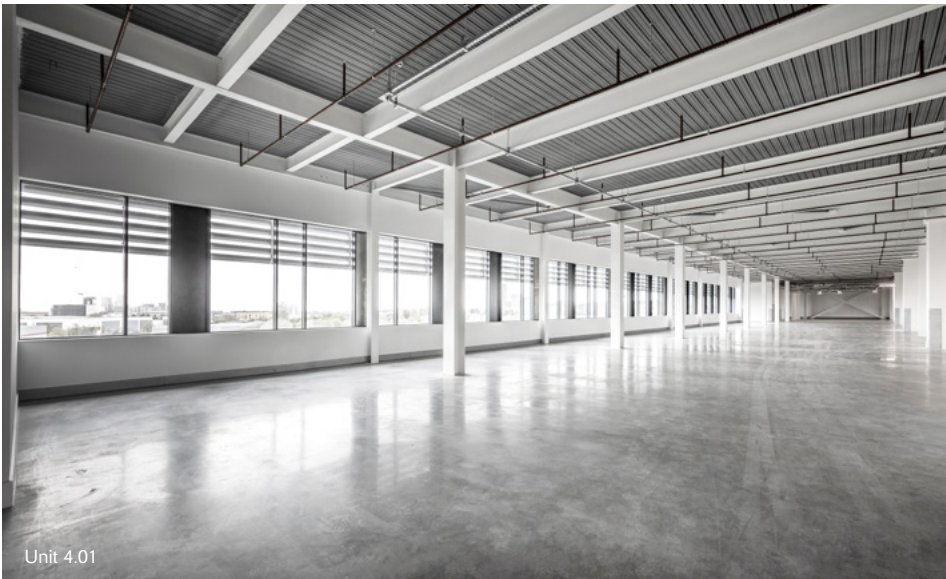
SUSTAINABILITY

On-site renewable energy, demonstrating our commitment to championing low-carbon growth



CONNECTIVITY

Strong in-building mobile signal enhancing the experience of our customers

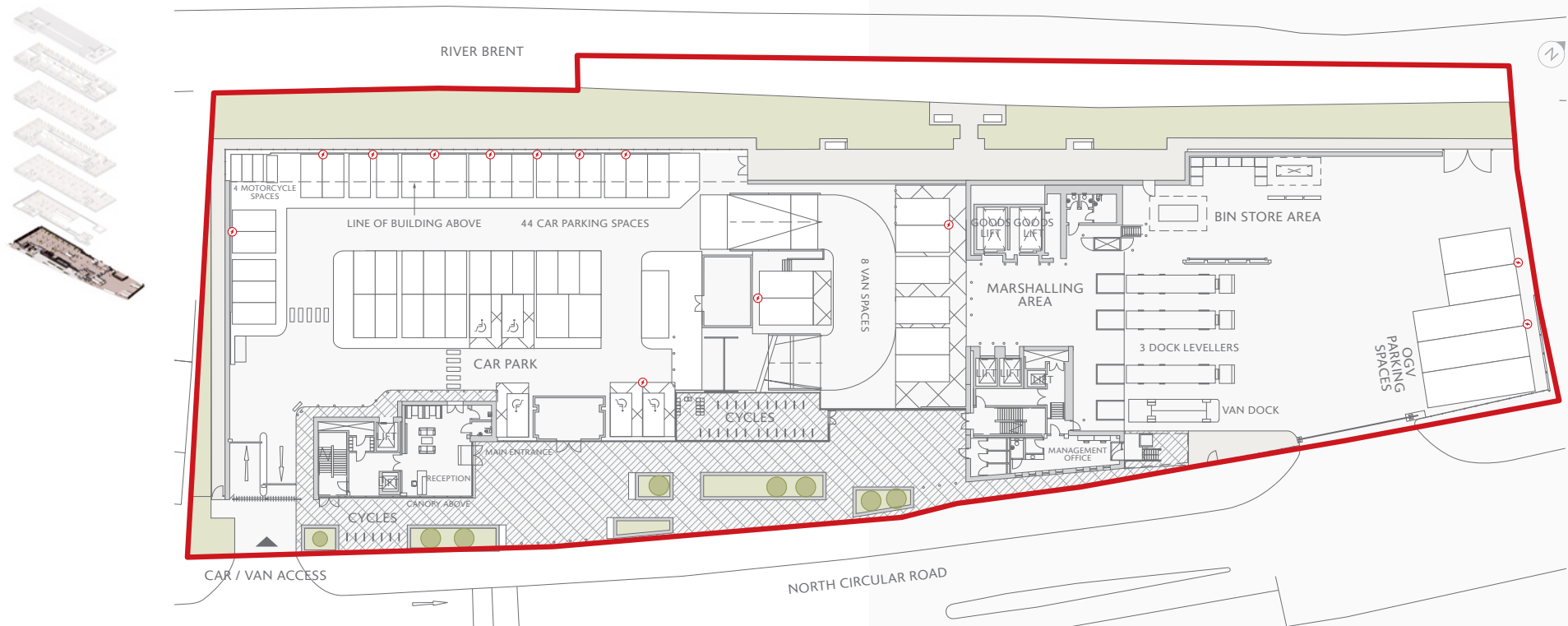


FLOOR PLANS

GROUND FLOOR

The ground floor consists of the reception area, management office, communal yard, lifts and parking for all floors. There is also cycle parking and showers for anyone cycling to work.

- 3 dock levellers
- 1 access door
- 3.2m clear height
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift
- 44 car parking spaces
- 8 van parking spaces
- 5 OGV parking spaces
- 4 motorcycle spaces
- 46 cycle parking spaces



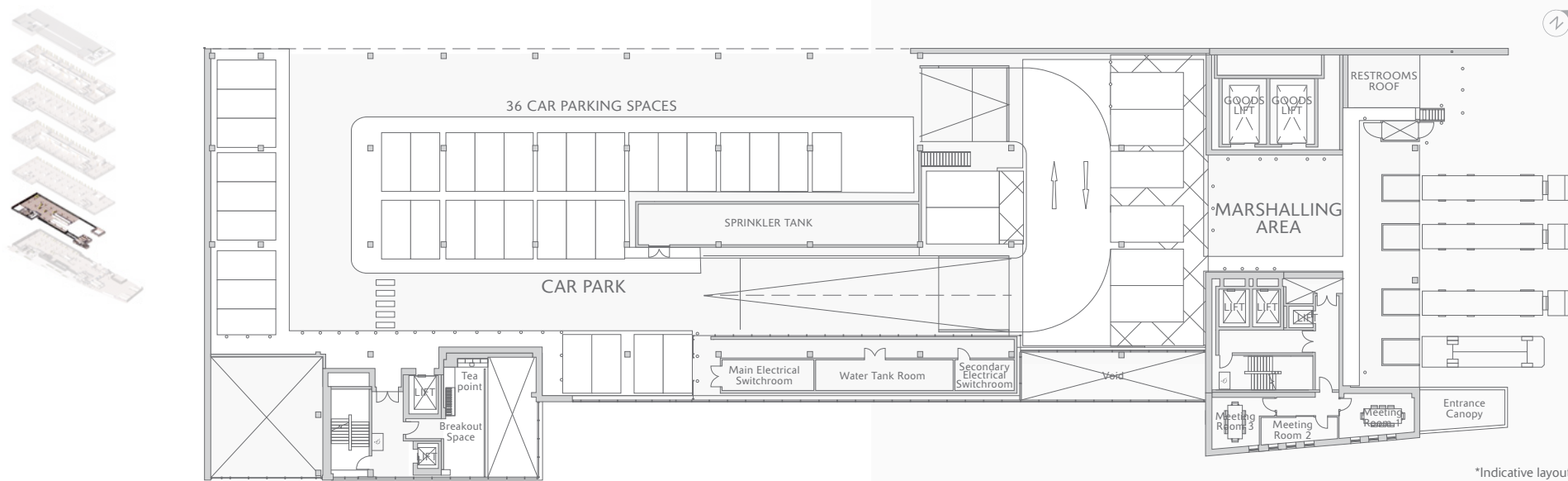
*Indicative layout

FLOOR PLANS

FIRST FLOOR

On the first floor, customers will have access to additional parking, meeting rooms and a break-out space.

- 2.7m clear height
 - Break-out space
 - 3 x meeting rooms
 - 36 car parking spaces
- 2 x large goods lifts
 - 3 x medium goods lifts
 - 1 x 10-person lift
 - 1 x 8-person lift



*Indicative layout

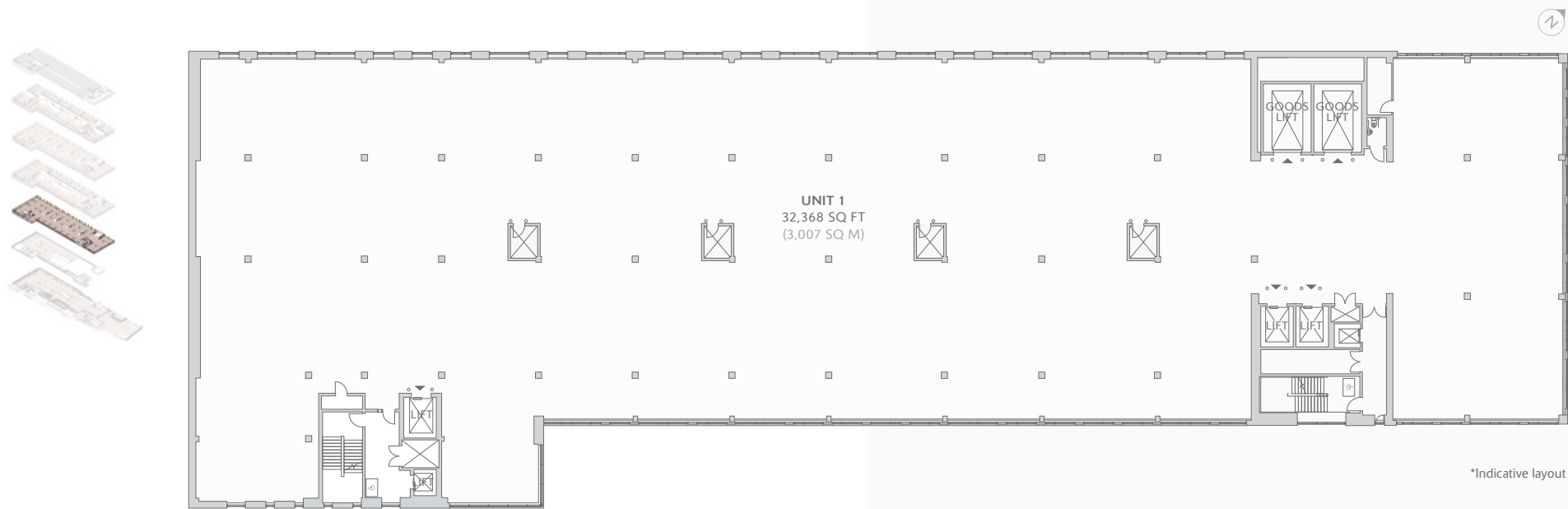
	Number of people
Meeting room 1	1-8 people
Meeting room 2	2-4 people
Meeting room 3	3-8 people

FLOOR PLANS

SECOND FLOOR: 32,368 sq ft (3,007 sq m)

A single self-contained unit with lift provisions and separate pedestrian access.

- 6m clear height
- 15kN/m² floor loading
- Circulation corridor walls
- 1 x WC
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



Key

- Available
- Under Offer
- Let

	sq m	sq ft
Unit 1	3,007	32,368

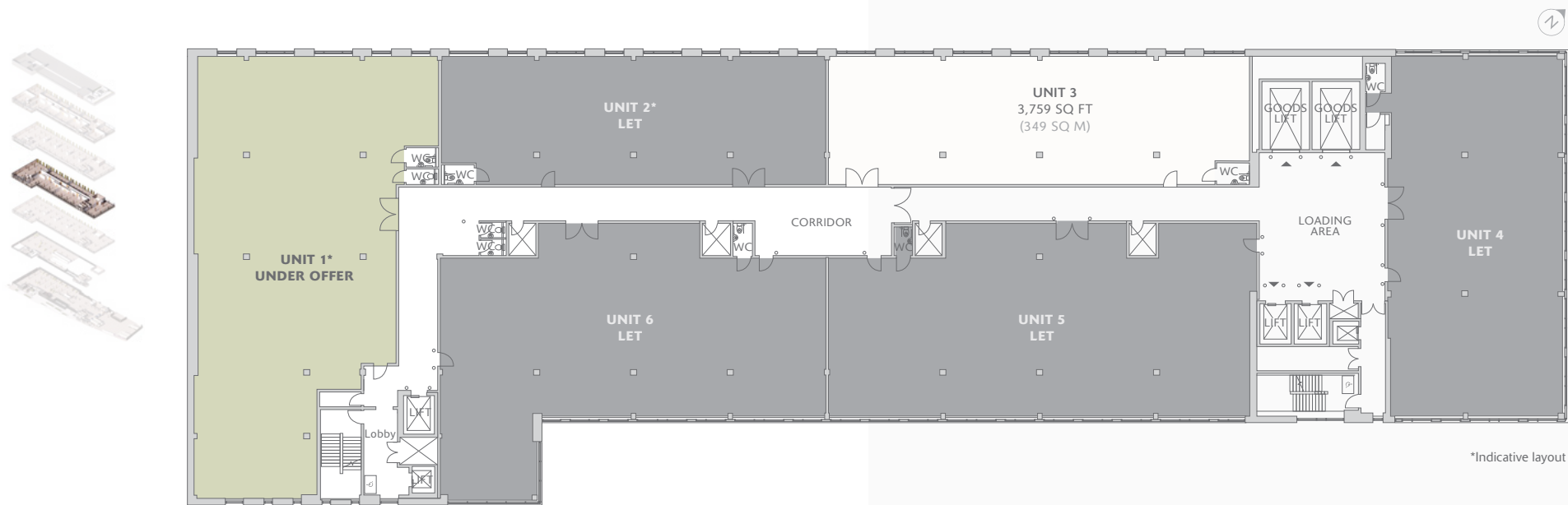
All lettable areas are approximate and calculated on a Gross External Basis.

FLOOR PLANS

THIRD FLOOR: 3,759 sq ft (349 sq m)

2 flexible units with shared facilities and lift provisions.

- 6m clear height
- 15kN/m² floor loading
- Circulation corridor walls
- 2 x communal WCs
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



*Indicative layout

Key

- Available
- Under Offer
- Let

	sq m	sq ft		sq m	sq ft
Unit 1*	551.7	5,938	Unit 4	418.3	4,503
Unit 2*	317	3,412	Unit 5	485.9	5,230
Unit 3	349.2	3,759	Unit 6	479.4	5,160

*Units 1 & 2 are fully fitted out ready for occupation with partitions, doors, LED lights, and comfort cooling / heating.

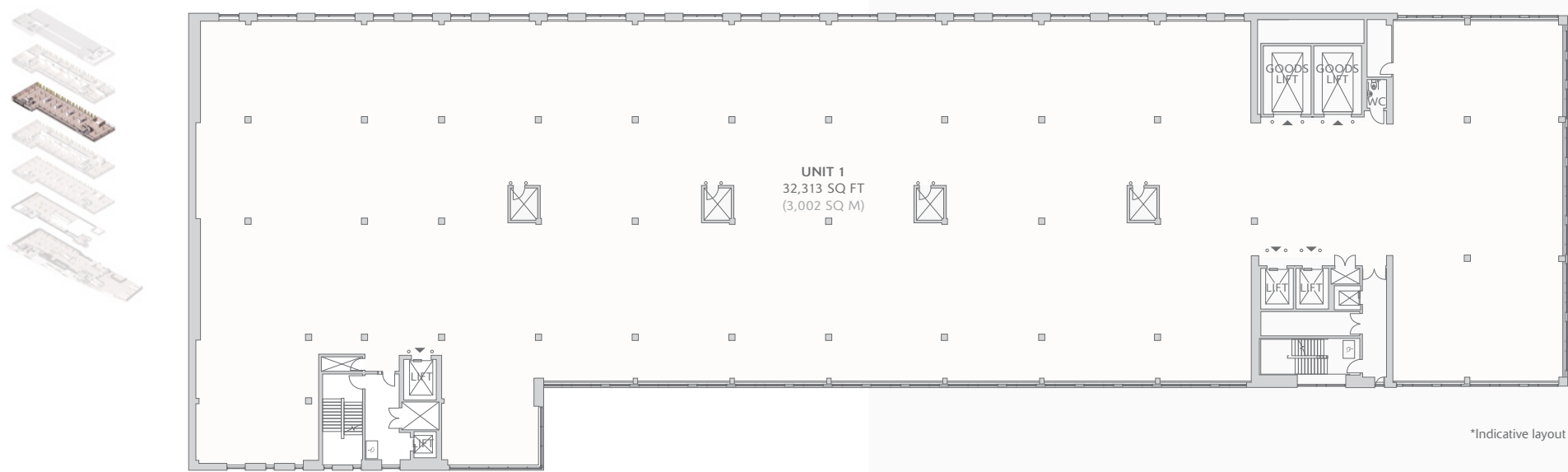
All lettable areas are approximate and calculated on a Gross External Basis.

FLOOR PLANS

FOURTH FLOOR: 32,313 sq ft (3,002 sq m)

A single self-contained unit with lift provisions.

- 4m clear height
- 10kN/m² floor loading
- Circulation corridor walls
- 1 x WC
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



*Indicative layout

Key

- Available
- Under Offer
- Let

	sq m	sq ft
Unit 1	3,002	32,313

All lettable areas are approximate and calculated on a Gross External Basis.

FIFTH FLOOR: 10,480 sq ft (974 sq m)

- 4m clear height
- 10kN/m² floor loading
- Circulation corridor walls
- 8 x WCs
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



- ☐ Available
- ☒ Under Offer
- ☐ Let

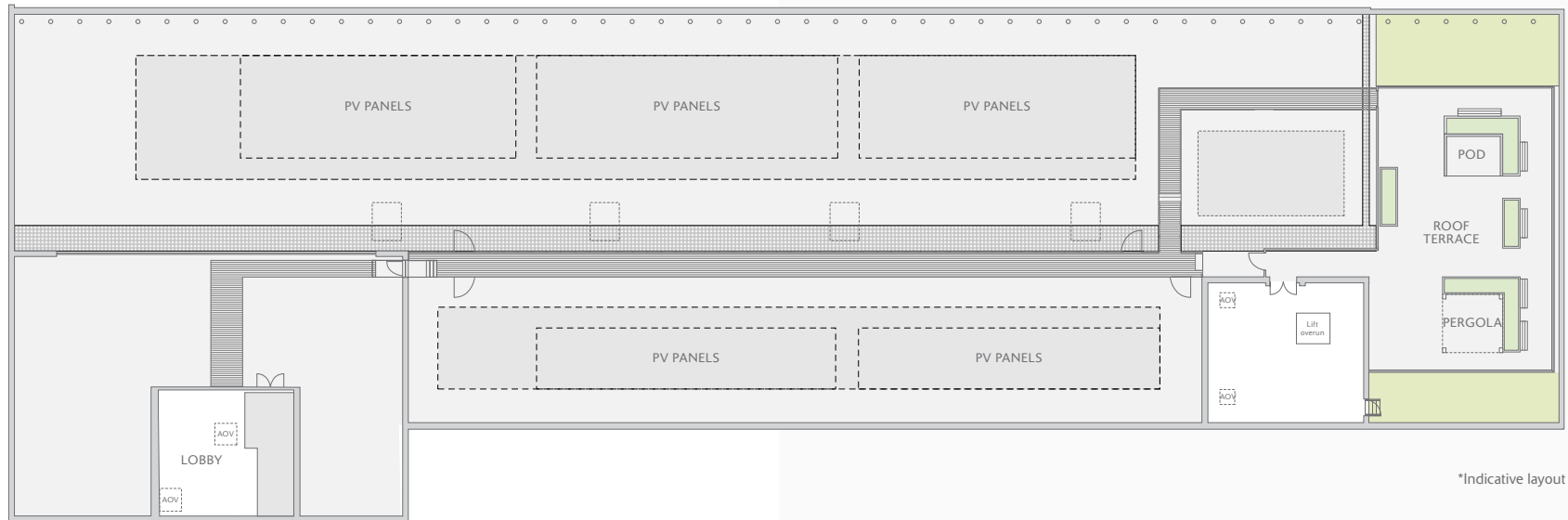
	sq m	sq ft		sq m	sq ft		sq m	sq ft
Unit 1*	233.2	2,510	Unit 5	174.3	1,876	Unit 9	233.8	2,517
Unit 2*	220.6	2,375	Unit 6	195.7	2,106	Unit 10*	208.5	2,244
Unit 3	157.6	1,696	Unit 7	213.3	2,296	Unit 11*	268.3	2,888
Unit 4	173.8	1,871	Unit 8	234	2,519	Unit 12*	251.5	2,707

All lettable areas are approximate and calculated on a Gross External Basis.

FLOOR PLANS

ROOF TERRACE

SEGRO V-PARK GRAND UNION



FLOOR PLANS

SPACE THAT **ENABLES** EXTRAORDINARY THINGS TO HAPPEN

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future, one that helps our customers grow, our communities flourish and our people thrive.

In short, we will continue to create the space which enables extraordinary things to happen for many years to come.



See [SEGRO.com/responsiblesegro](https://www.segro.com/responsiblesegro) for more information.



CHAMPIONING LOW-CARBON GROWTH

We will enable our people, our customers and our suppliers to achieve long-term sustainable growth while reducing emissions.



INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS

We will create and implement Community Investment Plans for every key market in our portfolio.



NURTURING TALENT

We will increase the overall diversity of our own workforce throughout the organisation.

A POSITIVE **IMPACT** ON COMMUNITY AND BUSINESSES

As part of our Responsible SEGRO framework, we invest in everyone's future prosperity – from creating training and employment opportunities to providing ongoing support and improving open spaces around our sites.

Employment & Training

We will work with you to understand your recruitment needs and, through a network of partners, help you access a local talented workforce and training providers.

Business Support

We work closely with the local authority and are well placed to support you by providing immediate access to a number of business-, economy- and training-related programmes.

Education

All customers can easily take part in our schools' programme which supports local students from disadvantaged backgrounds.



CONTACT

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

CONTACT

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TERMS

Each unit is available on a new lease.
Terms and rent upon application.

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