

UNDER REFURBISHMENT

UNIT 2

VOLA
NUCLEUS
PARK ROYAL

BOREAL

INTRODUCTION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



VOLA NUCLEUS AT A GLANCE

Vola Nucleus comprises a modern urban logistics & industrial estate in the heart of Park Royal, an area offering an excellent labour pool, experienced in the manufacturing, industrial and logistics sector.

Unit 2 extends to 13,660 sq ft (1,269m²) and is of steel frame construction with profiled steel cladding and part brick elevations.

The property is to be extensively refurbished to a Grade A specification and to include the installation of numerous ESG measures such as LED lighting and EV chargers, targeting BREEAM Very Good and EPC A.

2 Central Way, London
NW10 7XT

/// estate.salsa.rope





CITY OF LONDON

SHEPHERD'S BUSH

VOLA PARK ROYAL

WILLESDEN JUNCTION

POWERGATE BUSINESS PARK

NORTH ACTON

HARLESDEN

CRUIZIER

GYPSY CORNER

MCVITIE'S

Kinetic

A40

Sainsbury's

UNIT 2
13,660 sq ft

ASDA

medilink

Charlie Bigham's



PARK ROYAL RD

GARDEN STUDIOS

Royal Mail

little MOONS MOCHI ICE CREAM

CENTRAL WAY

CLASSIC FINE FOODS

PREMIER PARK STUDIOS

Greencore

ABBAY RD

dpd

LOCATION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO

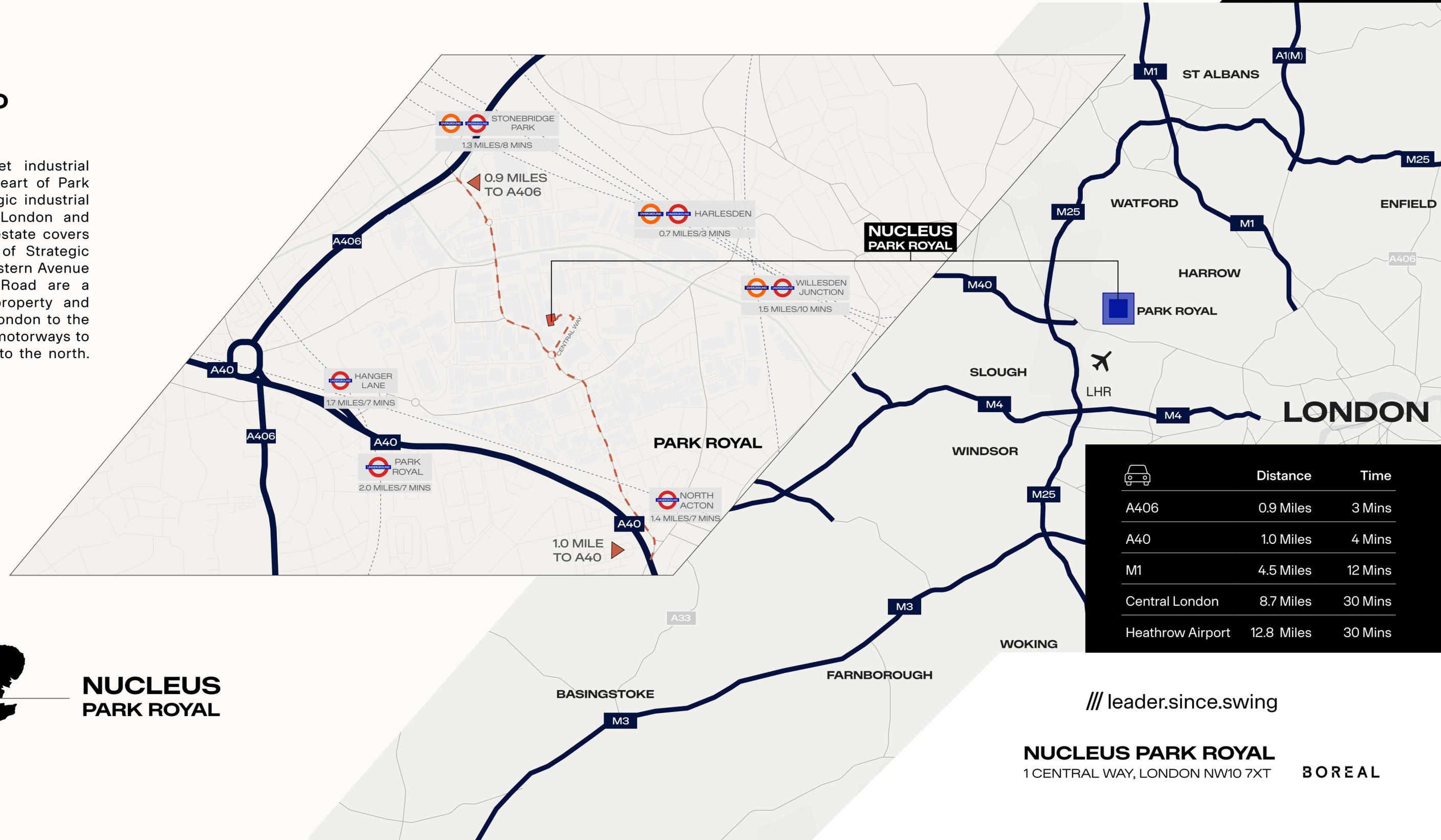


UNRIVALLED LOCATION

Vola Nucleus is a multi-let industrial estate located within the heart of Park Royal, the UK's most strategic industrial location servicing Central London and the wider south east. The estate covers approximately 1,200 acres of Strategic Industrial Land. The A40 Western Avenue and A406 North Circular Road are a short distance from the property and provide access to Central London to the east and the M40 and M25 motorways to the west as well as the M1 to the north.



NUCLEUS PARK ROYAL



	Distance	Time
A406	0.9 Miles	3 Mins
A40	1.0 Miles	4 Mins
M1	4.5 Miles	12 Mins
Central London	8.7 Miles	30 Mins
Heathrow Airport	12.8 Miles	30 Mins

/// leader.since.swing

NUCLEUS PARK ROYAL
1 CENTRAL WAY, LONDON NW10 7XT

BOREAL

TECHNICAL FEATURES & LAYOUT

INTRODUCTION

LOCATION

TECHNICAL FEATURES & LAYOUT

ESG IN ACTION

FURTHER INFO



Clear height
9.2m



Loading doors
1 Level access door

BREEAM®

BREEAM
Targeting BREEAM Very Good



Car Parking
21 Car parking spaces, Incl. 4 EV spaces



Power
250KVA



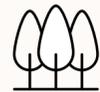
Office
Modern office accommodation



Facilities
Showers & secure cycle storage facilities



Entrance
Impressive reception area



Landscaping
Estate landscaping



EPC
Targeting EPC A



Floor loading
35kN/m2



Security
Secure estate with CCTV coverage



Unit 2
Aerial View



ACCOMMODATION

Ground Floor/ Warehouse	1,130 sq m	12,160 sq ft
First Floor	139 sq m	1,500 sq ft
Total	1,269 sq m	13,660 sq ft



Unit 1 Interior*
Dock Loading Doors



Unit 1 Exterior*
Dock Loading Doors



Unit 1*
Office Accommodation



Unit 1*
Warehouse



ENERGY USE

- ✓ Installation of smart meters and plant monitoring sensors to meet with CRREM Energy Use Intensity targets
- ✓ Installation of Air source Heat Pumps



EV CHARGING

Installation of 4 EV charging spaces.

2 Central Way, London
NW10 7XT



WATER SAVING

Water Saving Measures, low flow rate fittings, leak detection, PIRs in WC areas



LED LIGHTING

Installation of LED lighting, photocells to control lighting



FURTHER INFORMATION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



BEN WILEY
+44 (0)7771 662 009
ben.wiley@realestate.bnpparibas

IOLO MORGAN
+44 (0)7471 227 336
iolo.morgan@realestate.bnpparibas

TED JOHNSON
+44 (0)7353 167 632
ted.johnson@realestate.bnpparibas



ALEX KINGTON
+44 (0)7717 704 538
alex.kington@logixproperty.com

CALLUM MOLONEY
+44 (0)7815 692 996
callum.moloney@logixproperty.com

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. October 2025/15

Designed and created by  www.eighty.studio

