



CROSSBAY

SOV ERE IGN 24

AVAILABLE FROM FEBRUARY 2026

COMPETITIVE RENTS AND FLEXIBLE TERMS AVAILABLE

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 IGN 24

SOVEREIGN
IGN
24



City of London
28 mins - 9.6 miles

Argos

ASDA

FedEx

wren
KITCHENS

CEVA

Holiday Inn



cargiant

B&Q

HARLESDEN

WILLESDEN
JUNCTION

NORTH
ACTON

A406
5 mins - 1.4 miles

ACF
TRUCK PARTS

G&M
Direct
Hire

M4, J2
15 mins - 4.7 miles

Coronation Rd

SOVEREIGN PARK

A40

A40

A40

M25, J15
22 mins - 12.5 miles

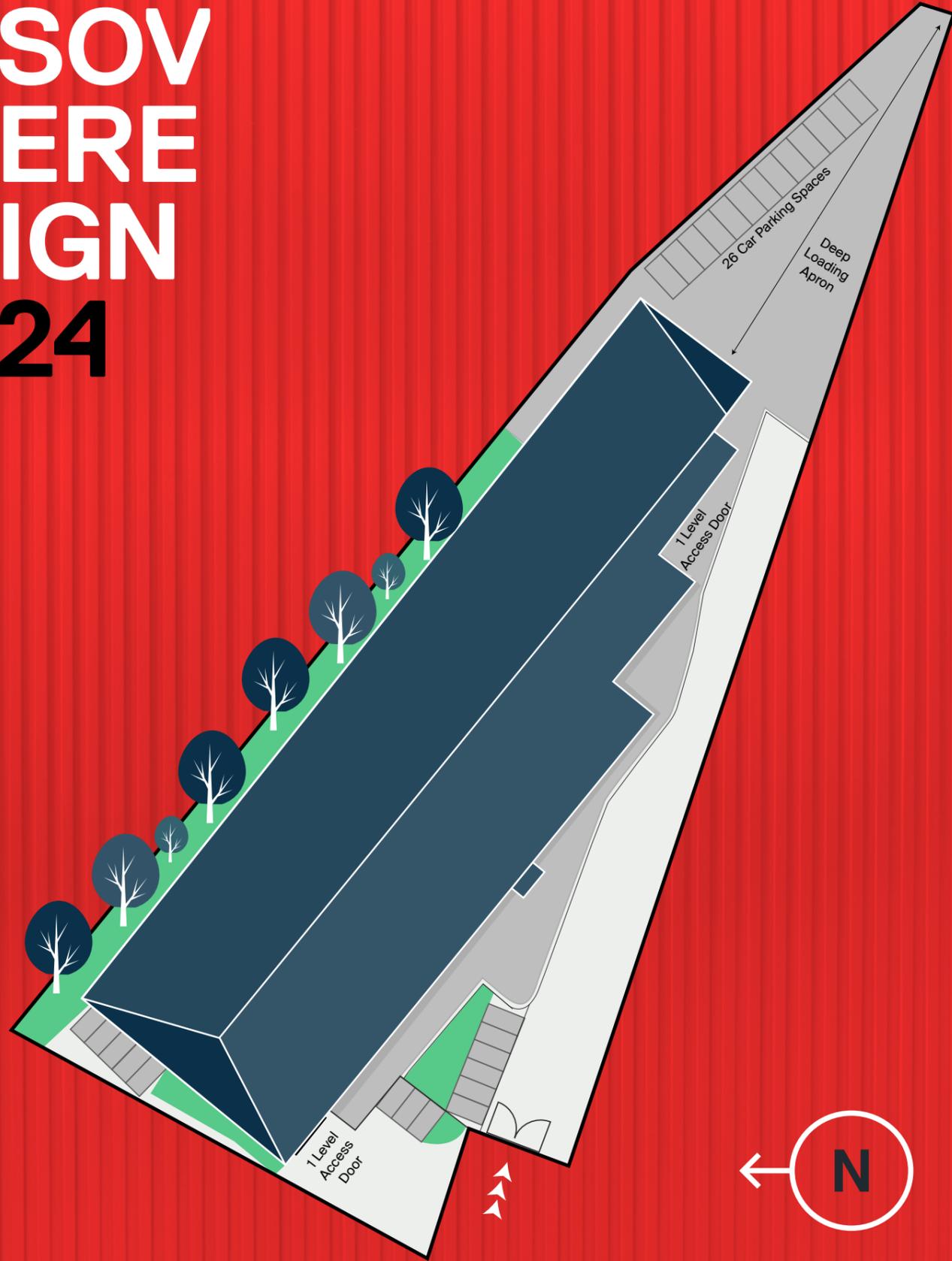
PARK
ROYAL
6 mins
1.0 miles

SOVEREIGN 24 / 03

SOVEREIGN 24 / 03

SOV ERE IGN 24

SOVEREIGN 24 / 04



SITE PLAN

SOV ERE IGN 24

Planning: Eg (iii), Flex B2/B8 Use

 <p>2 Level Access Loading Doors</p>	 <p>To be Refurbished</p>	 <p>Deep Loading Apron</p>	 <p>6m Eaves Rising to 7.75m</p>	 <p>26 Parking Spaces</p>
 <p>138 kVA power supply with possible upgrade to 500 kVA</p>	 <p>Cycle Storage</p>	<p>EPC</p> <p>Target EPC Rating B</p>	 <p>Self-Contained Site</p>	 <p>Secure Yard</p>

SOVEREIGN 24 / 04

The property has Eg (iii)/B2/B8 use and will be refurbished in Q1 2026. The unit benefits from a secured self-contained yard, a clear eaves height of 6m rising to 7.75 m, two level access doors (one front and one rear), and a deep loading apron. Targeting an EPC rating of B, the building will have a 138 kVA power supply in place, with an upgrade possible to 500 kVA. The refurbishment includes open plan offices to the first floor, overhauled M&E systems and warehouse LED lighting.

	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

SOV ERE IGN 24

SPECS

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SOVEREIGN 24 / 05

SOVEREIGN 24 / 05

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LOCATION

LOCATION



SOVEREIGN 24



SOVEREIGN 24

SOVEREIGN 24 / 06



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
Acton 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

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LOCATION

/// AREA.EDIT.CODE

LOCATION

Crawley

SOV ERE IGN 24



Katy Kenealy

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

James Miller

M: +44 (0) 7702 975 222
E: james.miller@jll.com

Dipesh Patel

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

Jack Pay

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