# NUCLEUS PARK ROYAL

LOCATION

TECHNICAL FEATURES & LAYOUT

**ESG IN ACTION** 

**FURTHER INFO** 



# NUCLEUS PARK AT A GLANCE

Unit 2 comprises a detached, urban logistics warehouse extending to 13,660 sq ft (1,269m²).

The unit was built in 2003 and has 9.2m eaves. It 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, a photovoltaic system and EV chargers, making it BREEAM Very Good, EPC A +.

Post refurbishment, Unit 2 will be a netzero rated asset with negative energy use and carbon emissions and in turn providing significant energy cost savings.

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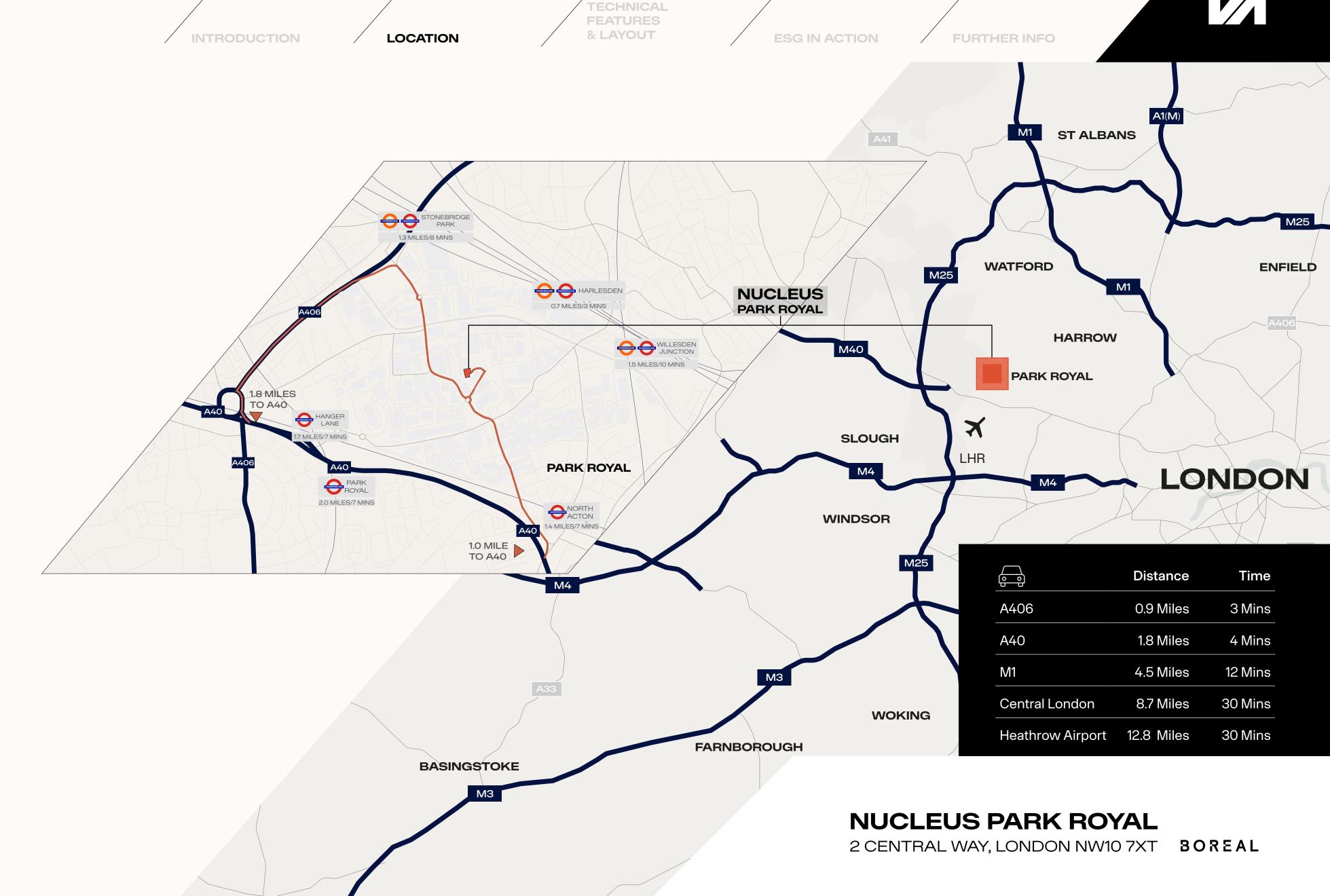


# LOCATION

# UNRIVALLED LOCATION

Nucleus is an urban logistics, multi-let industrial estate located within the heart of Park Royal, the largest industrial estate in the UK, which 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.





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# TECHNICAL FEATURES & LAYOUT







access door



EPC

Targeting EPC A+



# Car Parking

21 Car parking spaces, Incl. 4 EV spaces



**Power** 250KVA



Modern office accommodation



# **BREEAM**

Targeting BREEAM Very Good



# **Facilities**

Showers & cycle storage facilities



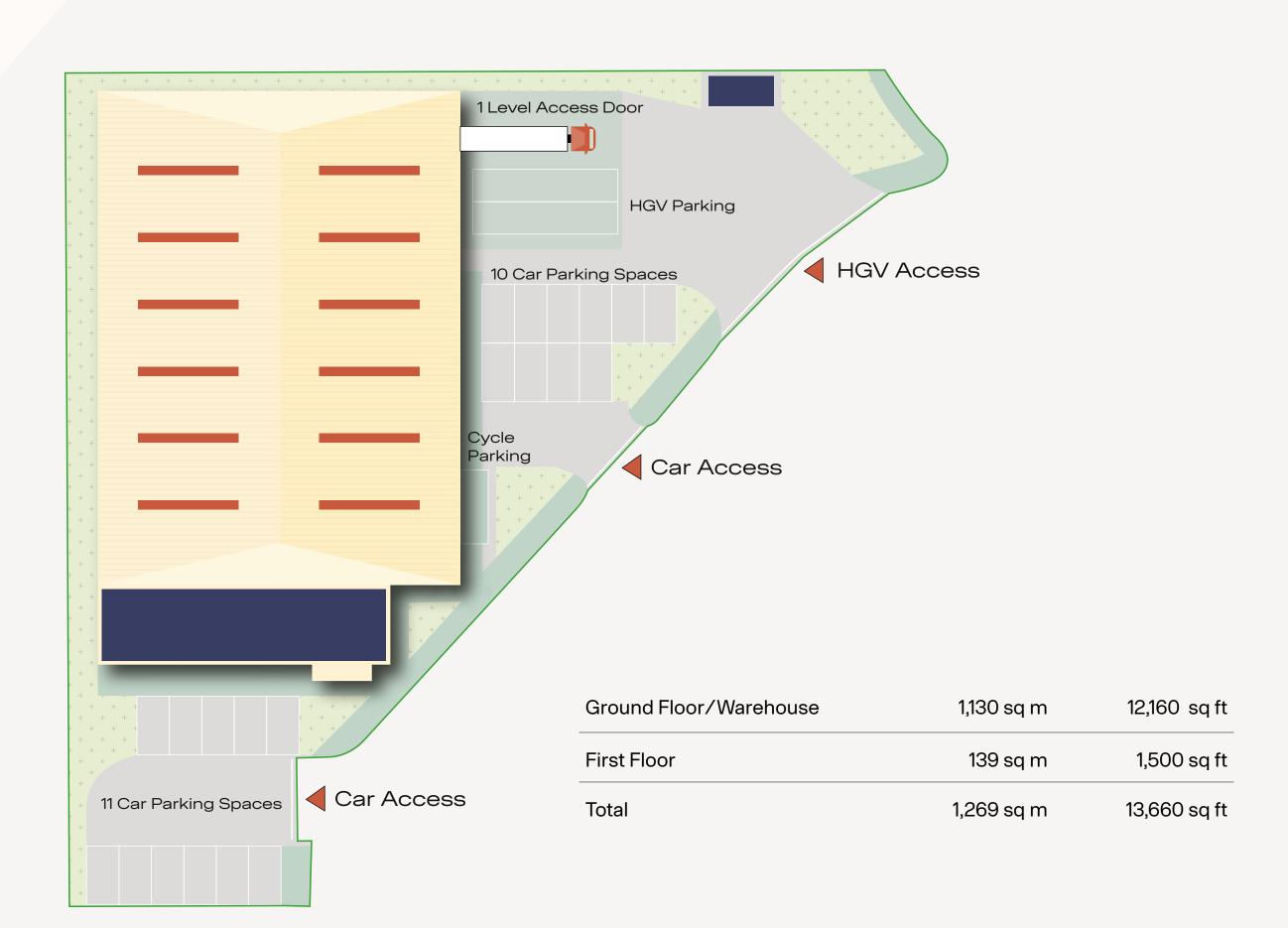
### **Entrance**

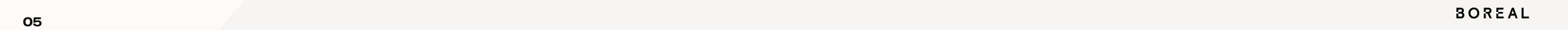
Impressive reception area



# Floor loading

35kN/m2









# **ESG IN ACTION**



# **PHOTOVOLTAIC PANELS**

✓ 91 photovoltaic panels with a total capacity of 41kWP.

✓ To generate 822 kWh annually and offset up to 44% of occupier electricity demand (based on an average logistics occupier).

✓ Expected reduction of 1.28 tonnes of CO2 emissions in first year.



# **EV CHARGING**

Installation of 4 EV charging spaces.



# **WATER SAVING**

Installation of new efficient taps/cisterns for improved water saving measures.



# **LED LIGHTING**

LED lighting throughout.



LOCATION





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