

**SECURE LAST MILE WAREHOUSE**  
in London's premier industrial location



APEX

**POINT**

**PARK ROYAL**

STANDARD ROAD | LONDON | NW10 6HA

**23,039 SQ FT**

**X2 GROUND LEVEL  
LOADING DOORS**



**9.9 METRES  
CLEAR HEIGHT**



**FULLY  
REFURBISHED**



**AVAILABLE NOW**

**ENTER >**

## DESCRIPTION

49 – 53 Standard Road is a modern high bay warehouse, situated on a fully self-contained site.

The unit is of steel portal frame construction with part brick and part profiled steel cladding elevations, constructed in 2010. The unit benefits from two ground level loading doors and a fully secured yard.

The office accommodation is situated over first and second floor with additional mezzanine accommodation that can be utilised as office or storage space.

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# SPECIFICATION



MINIMUM EAVES HEIGHT OF 9.9M RISING 12.0M AT HAUNCH



NEWLY REFURBISHED



50 KN/SQ M FLOOR LOADING CAPACITY



2 GROUND LEVEL LOADING DOORS



WC'S & WELFARE FACILITIES



INCOMING POWER SUPPLY 155KVA



SECURE SITE AREA



FLEXIBLE RACKING SOLUTIONS AVAILABLE



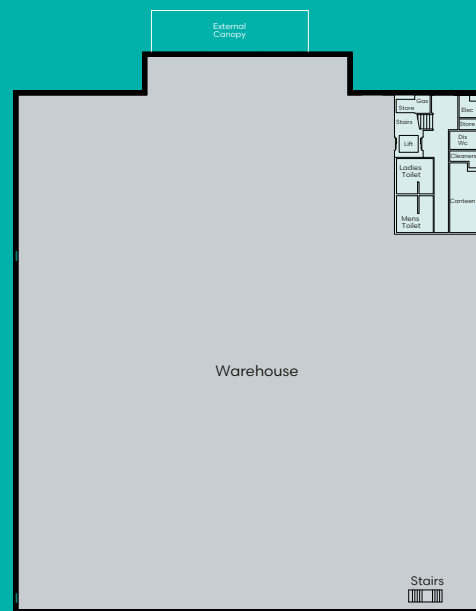
# ACCOMMODATION

Gross External Areas (GEA)	SQ FT	SQ M
Ground Floor Warehouse	19,084	1,773
First Floor Offices	2,041	190
Second Floor Offices	1,914	178
<b>Total</b>	<b>23,039</b>	<b>2,141</b>

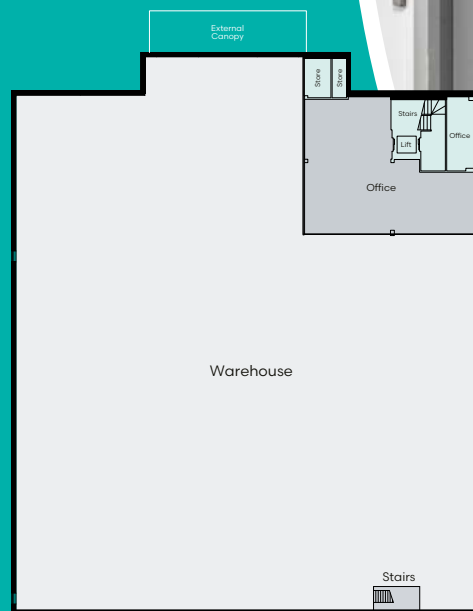
Mezzanine - 10,038 sq ft (option to have removed)



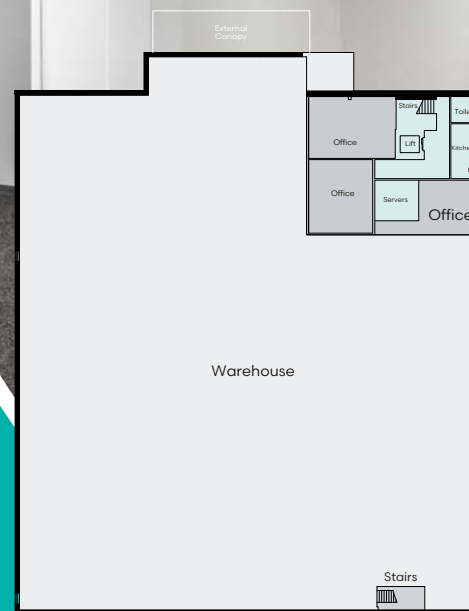
## FLOORPLANS



GROUND FLOOR



1ST FLOOR



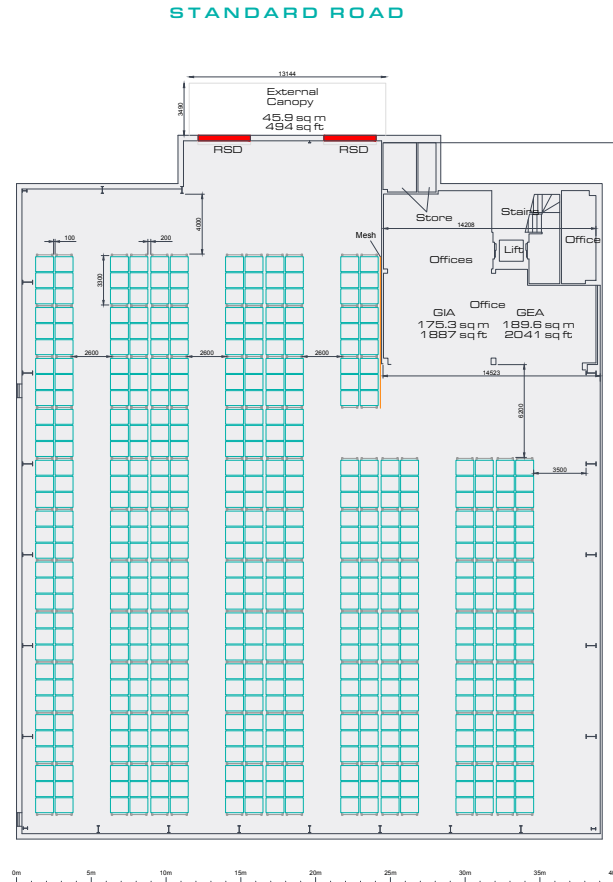
2ND FLOOR



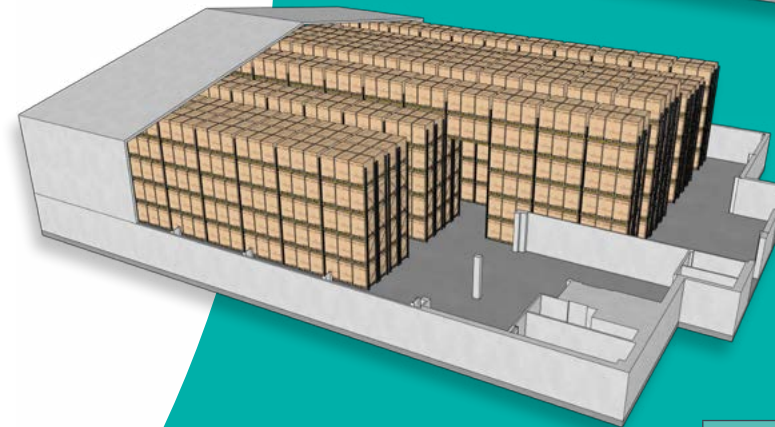
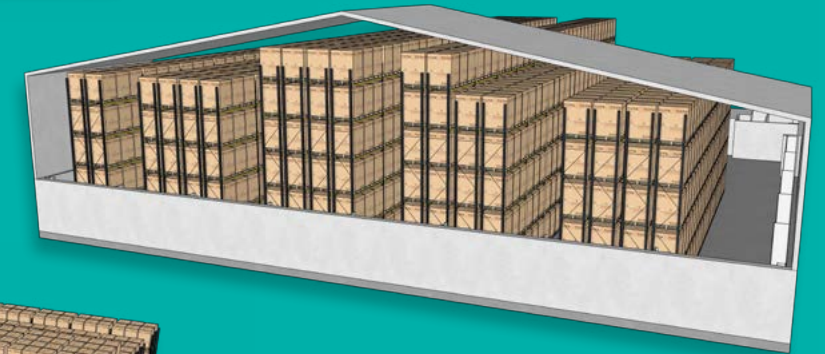
# RACKING OPTIONS

Indicative racking layout attached.

At 9.9 metres, Apex Point has more clear height than any other Park Royal property currently available.



DRAGON ROAD



Load Unit	X/Y	H
UK Pallet	1000x1200	1600
<b>Total</b>	<b>2,780 Pallets</b>	



LOCATION

CENTRAL LONDON

8.5 MILES



A40

1 MILE



A406

1.2 MILES



NORTH ACTON (CENTRAL LINE)

15 MINUTE WALK



PARK ROYAL (PICADILLY LINE)

15 MINUTE WALK



ROYAL PARK IS HOME TO:



1,700 BUSINESSES



40,000 JOBS



GLOBAL BRANDS & SMES



# SITUATION

Park Royal boasts a well-developed and integral transport infrastructure that plays a pivotal role in its economic significance and connectivity. Situated within the London Borough of Brent and Ealing, Park Royal is one of the largest industrial markets in Europe, making its transport links crucial for facilitating the movement of goods and people.

The area benefits from excellent road connectivity, with the A40 Western Avenue running through its heart. This major arterial road connects Park Royal to central London in the east and the M40 motorway in the west, providing easy access to major hubs and markets. Additionally, the nearby North Circular Road (A406) and M1 motorway offer alternative routes for commuters and freight distribution.

Park Royal also boasts a well-connected public transportation network. The Park Royal underground station, served by the Piccadilly line, provides convenient access to Central London and other key areas. Various bus routes further enhance local connectivity, facilitating intra-estate movement and linking to nearby residential areas.





DPD

CENTRAL MIDDLESEX HOSPITAL

CADOGAN TATE

FIRST MILE

BIFFA PARK ROYAL

DDOA

APEX POINT PARK ROYAL

DHL

CLOCKWORK REMOVALS

CKM

HT DRINKS

DINA FOODS

HEDLEYS GROUP

JAT GLASS

DEPHINA



## TERMS

The property is available by way of a new FRI lease with terms to be agreed.

## EPC

The unit has an EPC B.

## RATES

Local Authority – London Borough of Brent.

Business rates are now £310,000 as of April 2023.



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