

SOV ERE IGN 24

TO LET 21,537 SQ FT | PARK ROYAL | NW10 7QP
FULLY REFURBISHED LOGISTICS/WAREHOUSE UNIT

The Property comprises a standalone, purpose built warehouse constructed of brick façade and steel portal frame beneath a pitched roof. The property extends to 21,537 sq ft GEA (2,000 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.

Computer Generated Image for Indicative purposes only.

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.

SOV ERE IGN 24

SOV
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24



City of London
28 mins - 9.6 miles

H
Holiday Inn

ceva

wren
KITCHENS

FedEx



ASDA



Argos

HARLESDEN

WILLESDEN
JUNCTION

NORTH
ACTON

cargiant

B&Q

ACF
TRUCK PARTS

G&M
Direct
Hire

M4, J2
15 mins - 4.7 miles

M25, J15
22 mins - 12.5 miles

PARK
ROYAL
6 mins
1.0 miles

SOVEREIGN PARK

Coronation Rd

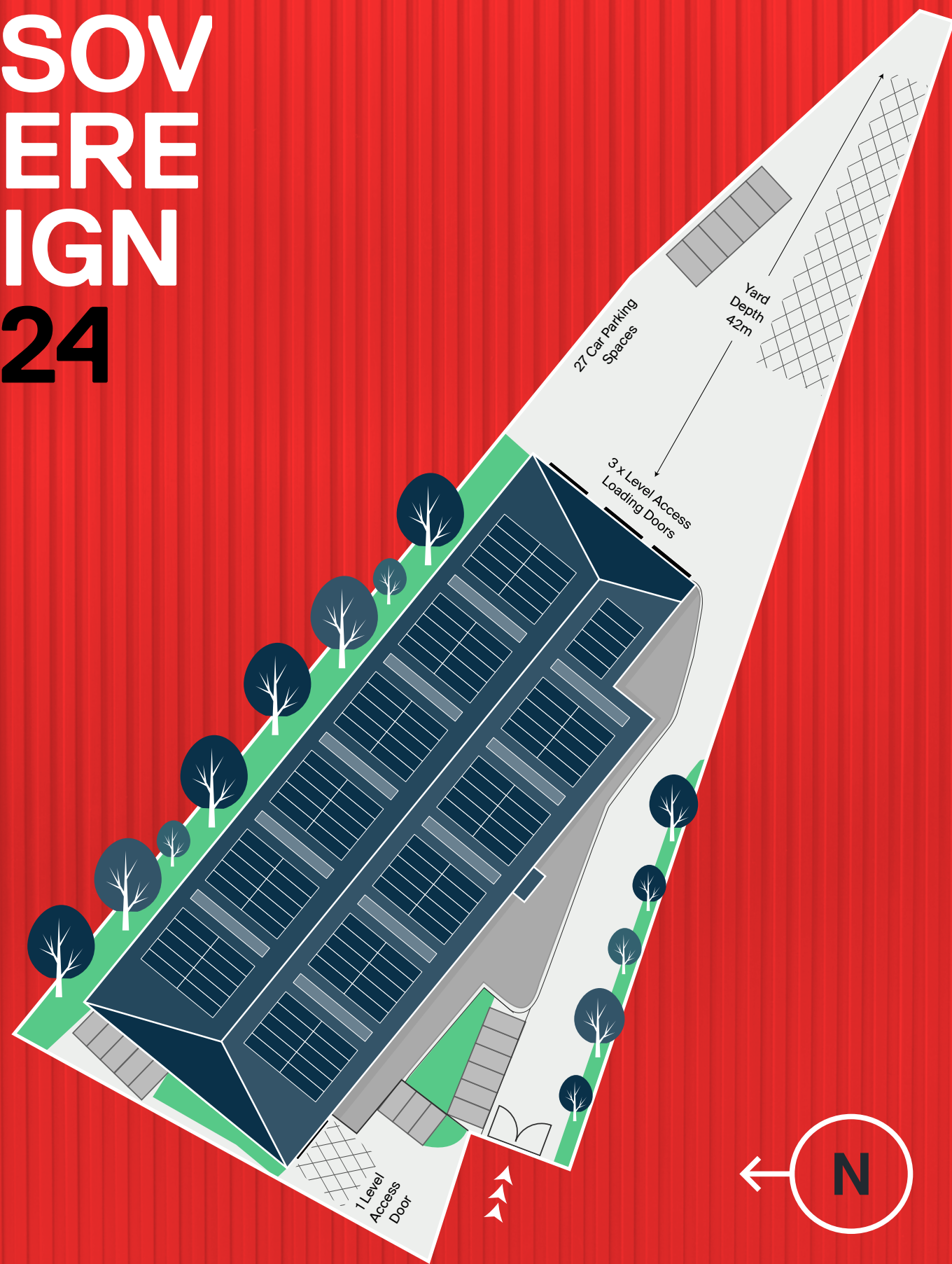
A40

A40




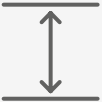





A40

SOVEREIGN 24 / 03

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SITE PLAN

 4 Level Access Loading Doors	 Comprehensive Refurbishment	 Yard Depth 42m	 6m Eaves
 26 Parking Spaces	 138 kVa (minimum)	 Solar PV Ready	 Cycle Storage
 EPC EPC Rating B+	 Self Contained	 6 EV Charging Points	 Secure Yard

The property is undergoing a comprehensive refurbishment, set for completion in Q1 2025. It will feature a new roof covering, 4 level access doors (1 front, 3 rear), and a 42m extended yard. Targeting an EPC rating of B+, it will include solar PV panels, EV charging points (6 installed, infrastructure for 10 more), and cycle storage. A 138 kVa power supply is in place, with upgrade options available. The refurbishment includes a modern Grade A office with VRF heating & cooling, LED lighting, and new bathrooms, amenities, and showers.

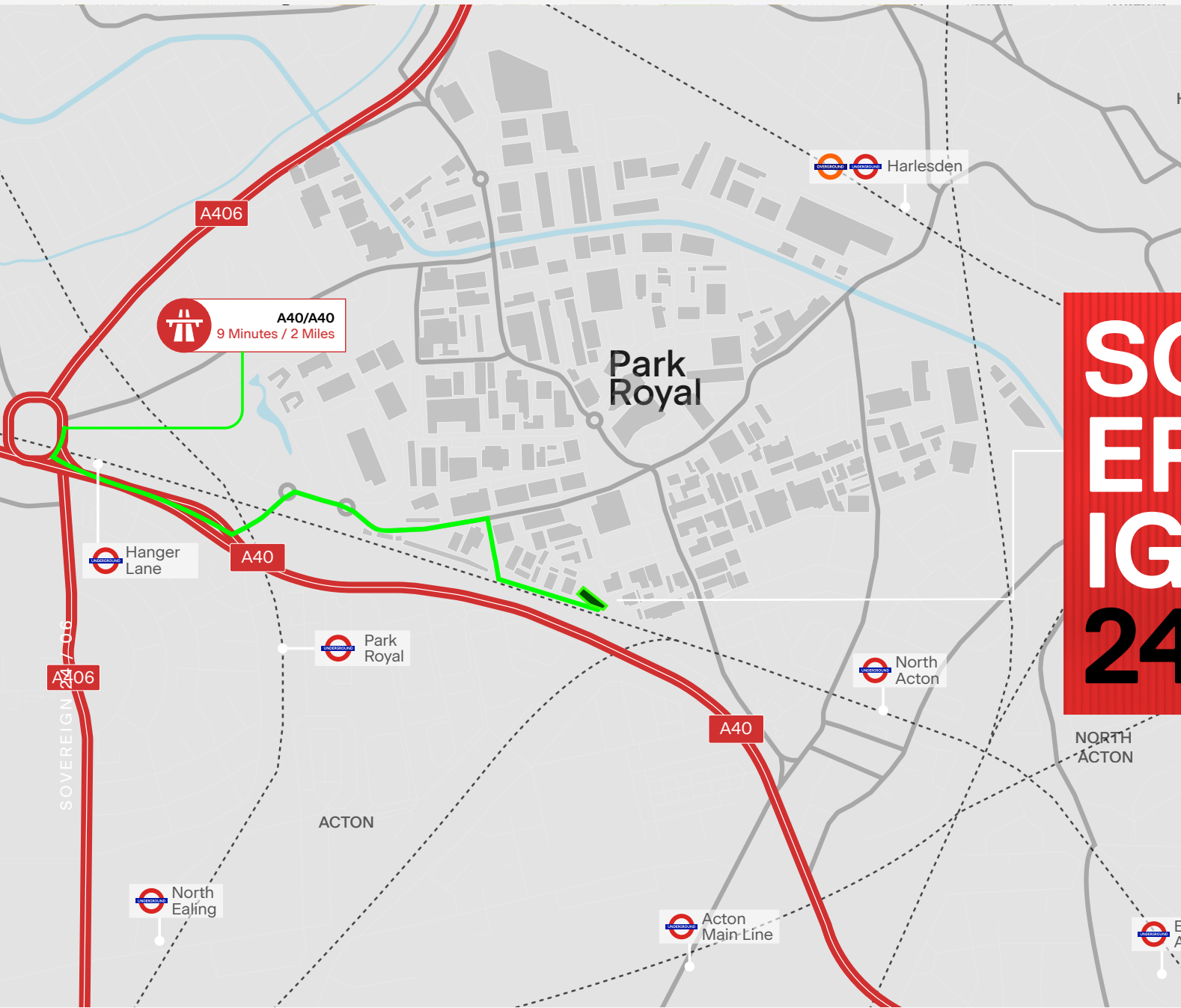
	Area (SQ FT)	Area (SQ M)
Ground - Warehouse	17,203	1,598.21
1st - Office	4,334	402.64
Total	21,537	2,000.85

SPECS



→ The area benefits from multimodal connectivity, benefiting from proximity to Park Royal Underground Station (Piccadilly Line) located approximately 800m from the Property. North Acton and Old Oak Common stations are closely located to the south east (0.6 miles) and east (0.9 miles) respectively. Access has been enhanced by the Crossrail Acton Main Line Station on the south fringe of Park Royal, which allows easy access to London Paddington.

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SOVEREIGN 24

ROAD		UNDERGROUND/RAIL		AIRPORT	
A40	0.8 miles	Park Royal	1.0 miles	Heathrow Airport	12.6 miles
A406	1.4 miles	Harlesden	1.2 miles	Luton Airport	30.8 miles
M4 J2	4.0 miles	Aton Main Line	1.5 miles	London City Airport	32.2 miles
M1 J1	4.8 miles	North Acton	1.8 miles	Stansted Airport	41.7 miles
Central London	8.8 miles	Willesden Junction	2.0 miles		
M4 J3	8.9 miles				
M25 (J16)	11.7 miles				

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LOCATION



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