

AVAILABLE NOW

CENTRAL WAY | NW10 7XT




nucleus

PARK ROYAL

nucleus
PARK ROYAL
UNIT 1

40,125 SQ FT **FULLY REFURBISHED**

/// LEADER.SINCE.SWING

 CITY OF LONDON

 SHEPHERD'S BUSH


nucleus
PARK ROYAL

 WILLESDEN JUNCTION

POWERGATE
BUSINESS PARK

 NORTH ACTON

CRIZZIER

KiNetic

UNIT 1
40,125 SQ FT

A40

ASDA


CLASSIC
FINE FOODS

Sainsbury's

medilink

little
moons
MOCHI ICE CREAM

Greencore

 dpd


Royal Mail

GARDEN
STUDIOS

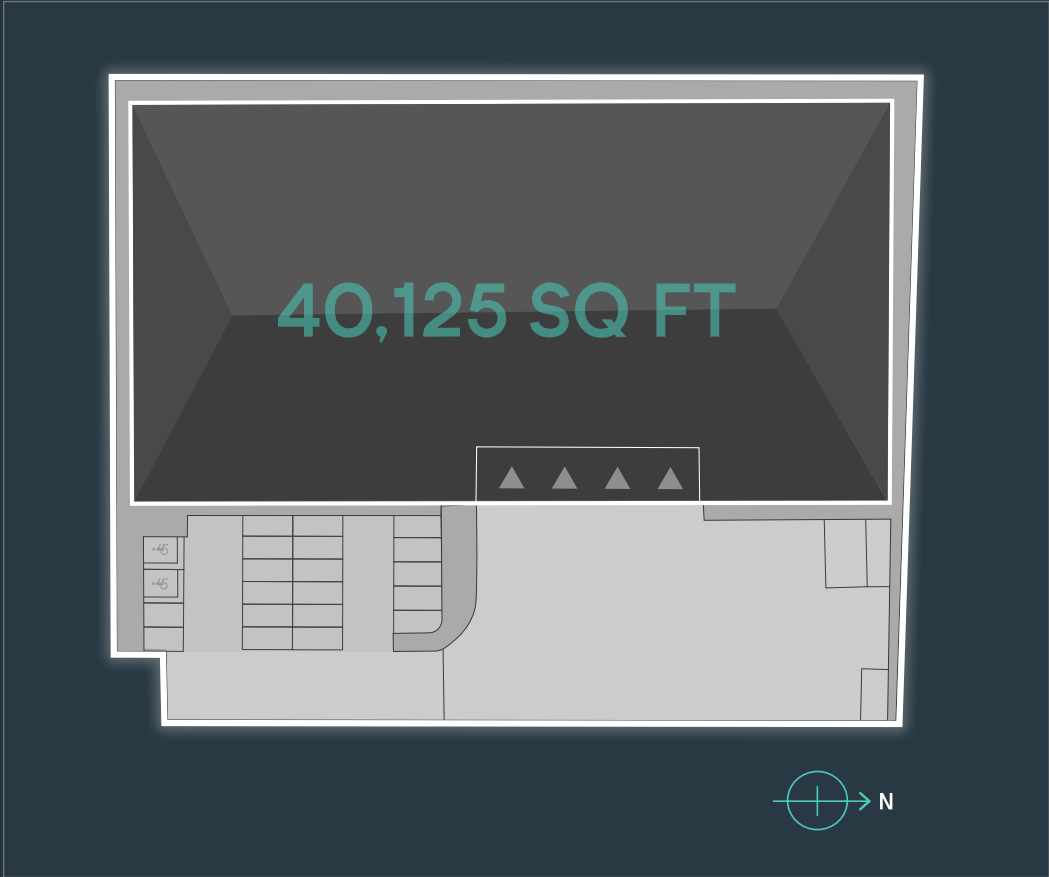
PREMIER
PARK
STUDIOS

DESCRIPTION

Unit 1 comprises a detached, self-contained urban logistics warehouse extending to 40,125 sq ft (3,728m²). The unit was built in 2003 and is of steel frame construction with profiled steel cladding and part brick elevations.

The property has been extensively refurbished to a Grade A specification and includes the installation of numerous ESG measures such as a green living wall, LED lighting, a photovoltaic system and EV chargers, making it a net-zero rated asset with negative energy use and carbon emissions and in turn providing significant energy cost savings.

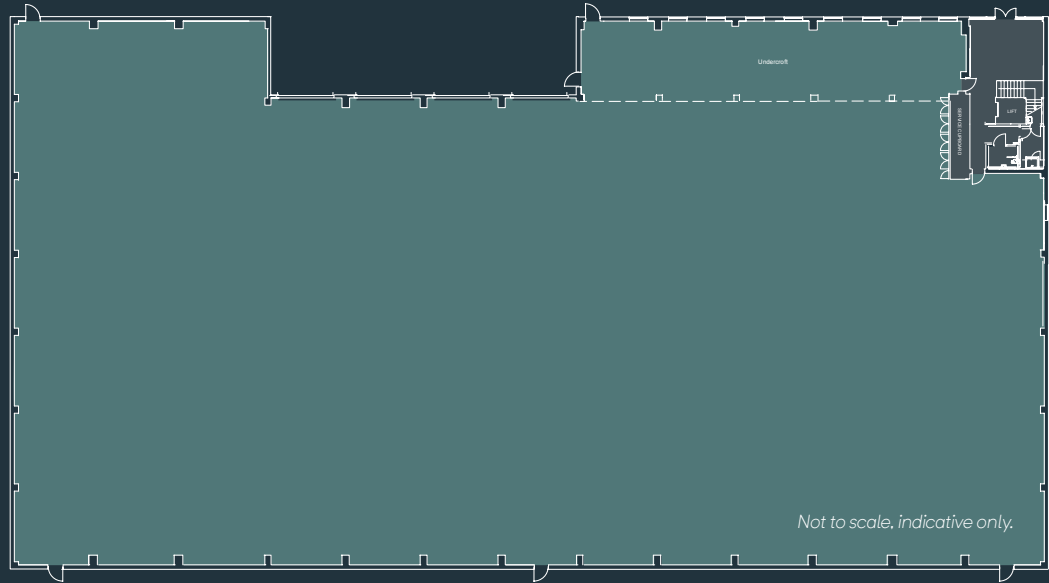




FIRST FLOOR FLOOR PLAN



GROUND FLOOR PLAN



ACCOMMODATION



9.3m Eaves Height



4 Ground Level Loading Doors



35 kN/m2 Floor Loading



800KVA Power Upgrade Available



Self -Contained Site



Secure Yard



Modern Office Accommodation



Ground Floor Reception Area



10 EV Charging Points



EPC A+ Rating



Water Saving Measures

BREEAM®

Excellent

UNIT 1	SQ FT	SQ M
Warehouse	35,446	3,293
First Floor Office	3,159	293.5
Covered Loading	1,520	141.2
TOTAL	40,125	3,727.7

GREEN
CREDENTIALS



EPC
A+ RATING



313 KW CAPACITY
PV SYSTEM



10 EV CHARGING
POINTS



LED
LIGHTING



WATER SAVING
MEASURES



BREEAM
EXCELLENT



SECURE CYCLE
PARKING

ESG IN ACTION

PHOTOVOLTAIC PANELS

- 626 photovoltaic panels with a total capacity of 313kW.
- To generate ~281k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier).
- Expected reduction of 63 tonnes of CO² emissions in first year.
- Potential savings of £19,900 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

ELECTRIC VEHICLE CHARGING

- Installation of 10 EV charging spaces

LED LIGHTING

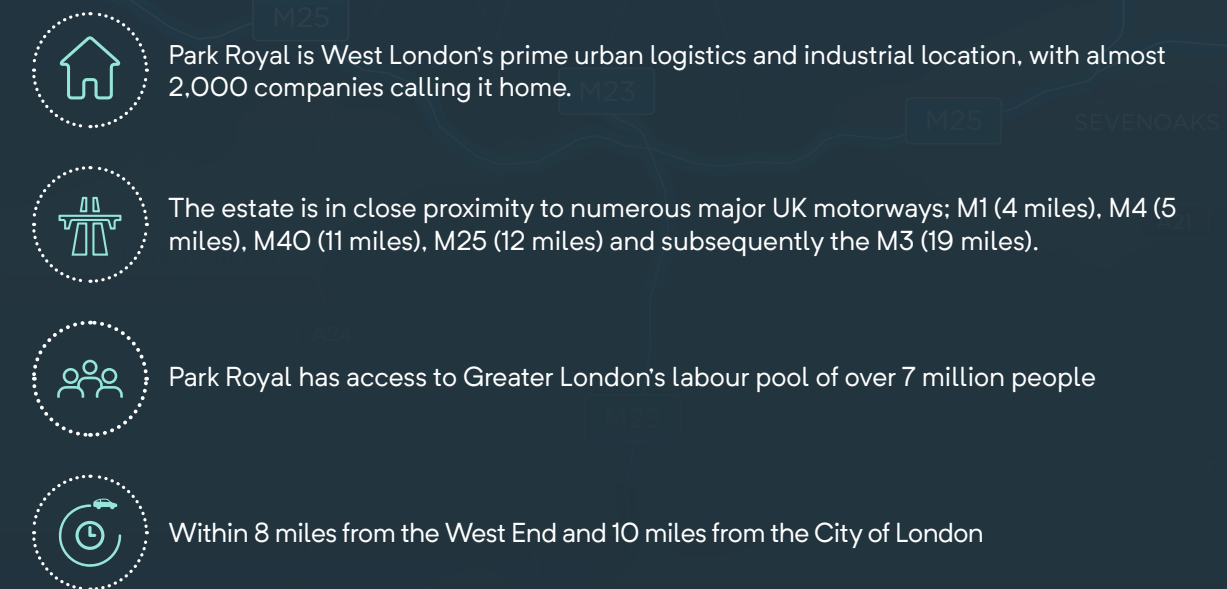
- LED lighting throughout

GREEN LIVING WALL

- 120m² of south-east facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south – east elevation 5-fold which in turn becomes a feeding station for birds and potentially bats
- Reduce heat load on the office

WATER SAVING

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



/// LEADER.SINCE.SWING

LOCATION

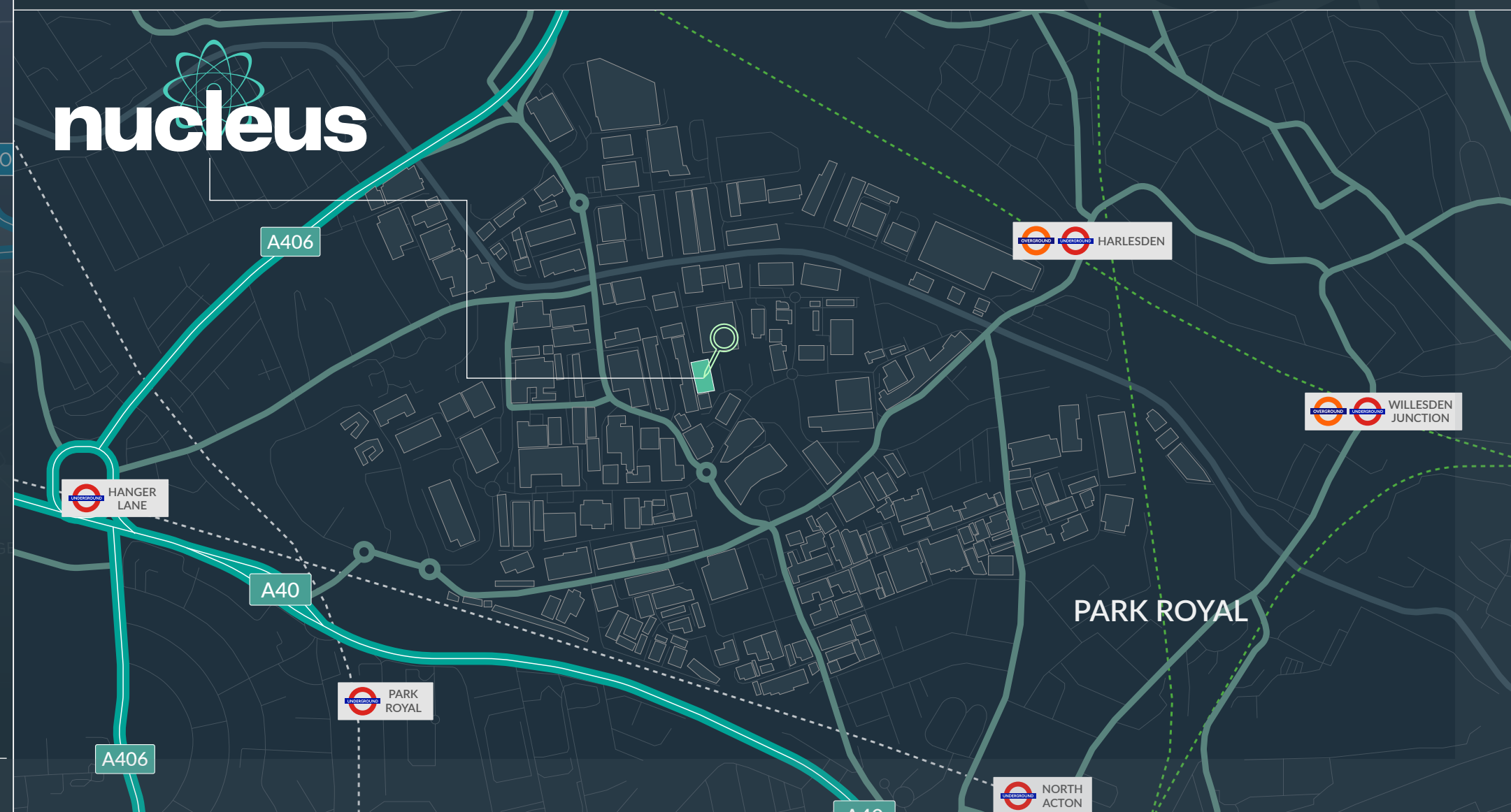
Nucleus is an urban logistics, multi-let industrial estate located within the heart of Park Royal, the largest industrial estate in the UK, which covers approximately 1,200 acres of Strategic Industrial Land.

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.

ROAD	DISTANCE (MILES)
A40	1.0 miles
A406	1.5 miles
M1 J1	4.3 miles
M4 J2	4.5 miles
Central London	8.5 miles
M4 J3	9.3 miles
M25 (J16)	11.7 miles

UNDERGROUND/RAIL DISTANCE (MILES)	
Harlesden	0.7 miles
North Acton	1.1 miles
Willesden Junction	1.5 miles
Park Royal	2.0 miles

AIRPORT	DISTANCE (MILES)
Heathrow Airport	12.6 miles
London City Airport	32.2 miles
Luton Airport	30.8 miles
Stansted Airport	41.7 miles





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BOREAL

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