

VERVE

PARK ROYAL / LONDON / NW10 7AW

TO LET/FOR SALE
**BRAND NEW WAREHOUSE/
INDUSTRIAL UNIT**
23,201 SQ FT (2,156 SQ M)



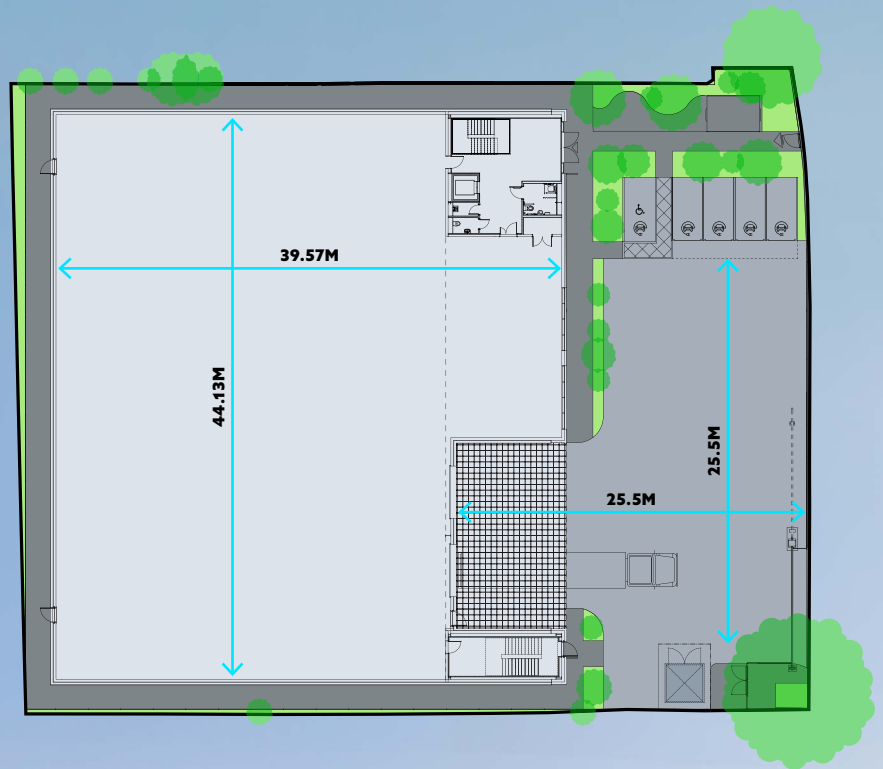
AVAILABLE Q3 2027

Delivering 23,201 sq ft of high-quality new warehouse and industrial space, Verve is a new, self-contained facility designed for today's premium occupier.

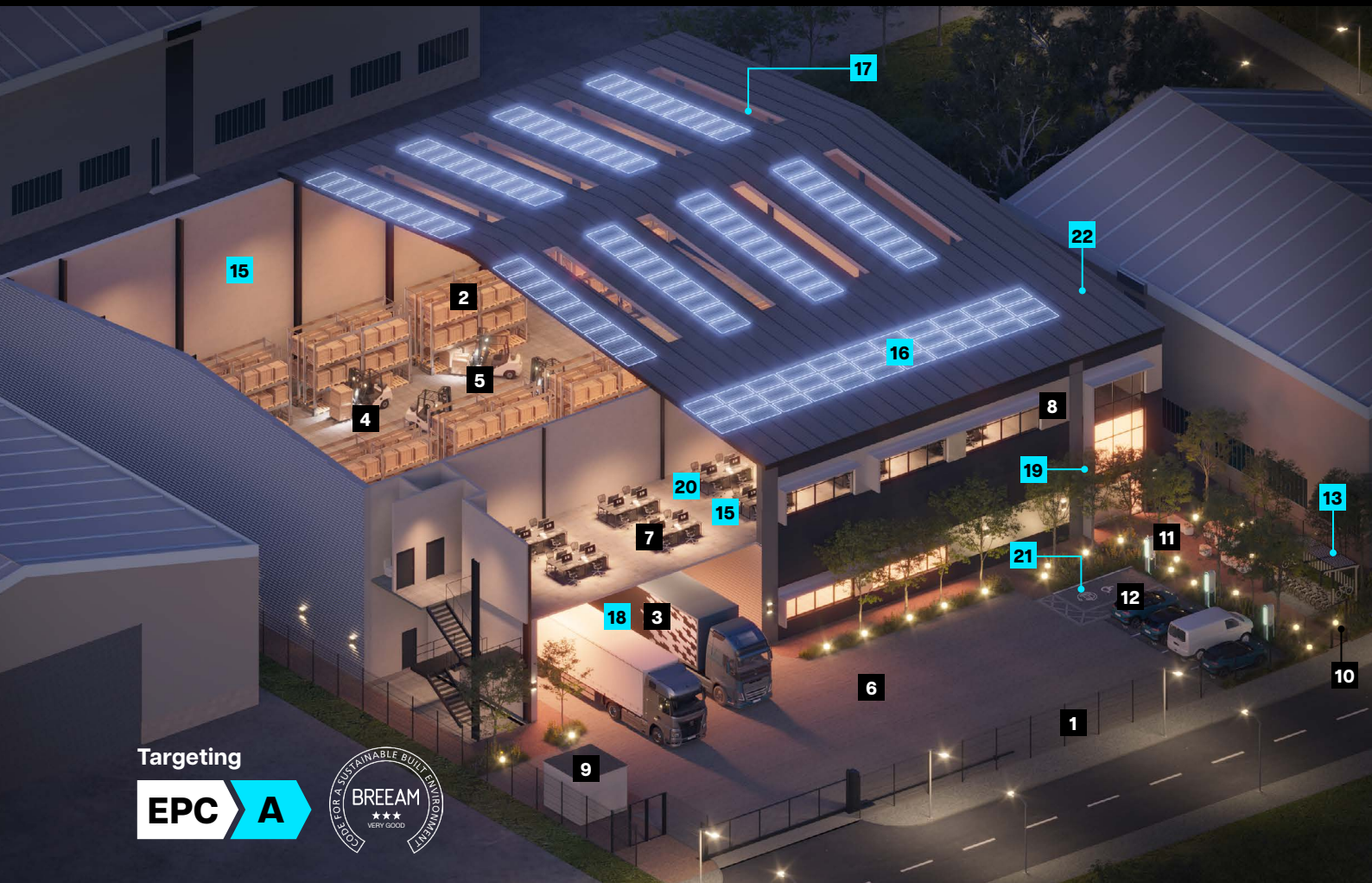
ACCOMMODATION

All areas are approximate GEA

	SQ FT	SQ M
Warehouse & recessed loading	18,798	1,746.5
First floor office	4,403	409
Total	23,201	2,155.5



SPECIFICATION



KEY FEATURES

- 1** Self-contained gated site
- 2** 9.5m clear internal height
- 3** Two covered loading doors
- 4** 50 kN/m² floor loading
- 5** Column free warehouse
- 6** 25.5m deep yard
- 7** Grade A offices and welfare
- 8** Passenger lift
- 9** 350 kVA with ability to upgrade to 1MVA
- 10** Separate pedestrian and vehicle access
- 11** External landscaped amenity area
- 12** Designated car parking

GREEN FEATURES

- 13** Cycle parking shelter
- 14** Energy-efficient air source heating and cooling to office
- 15** Low air-permeability design
- 16** Extensive photovoltaic panels
- 17** 15% roof lights for natural lighting
- 18** Insulated sectional overhead doors
- 19** Brise soleil to reduce heat gain
- 20** Low-energy LED lighting to offices/welfare
- 21** Five electric vehicle charging points
- 22** High-performance insulated cladding and roof materials

ADDITIONAL BENEFITS



PEACE OF MIND

Verve comes with the benefit of a 12-year suite of warranties

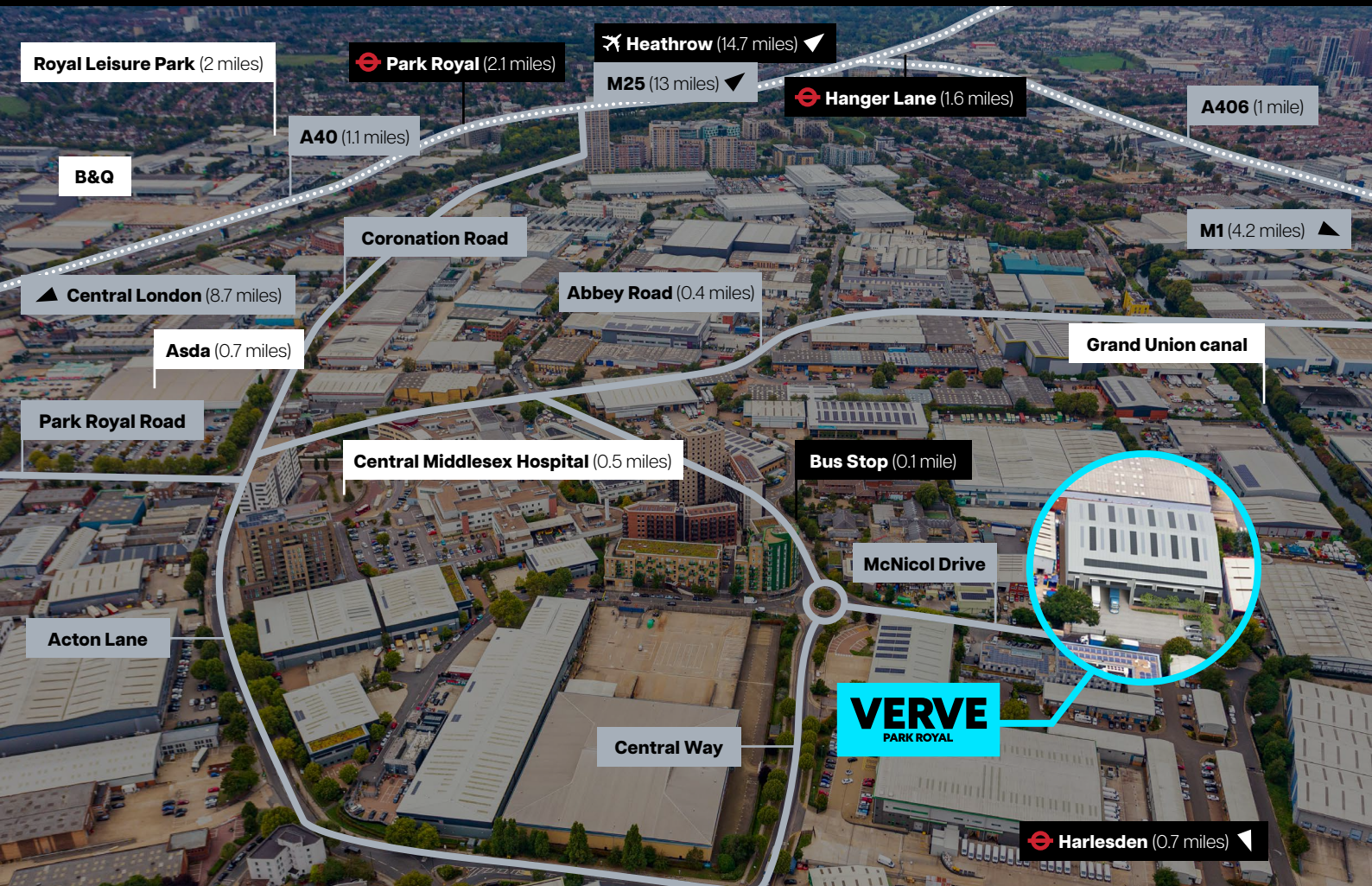


REDUCED COSTS

Verve is not subject to service charge thereby reducing occupational costs

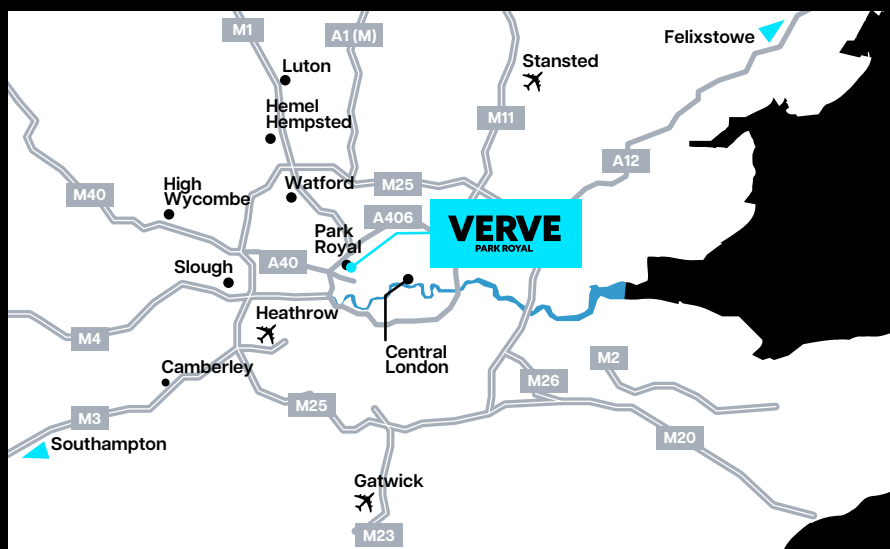
Indicative warehouse image from previous development

LOCATION



**FLEET.
RIVAL.
SENSES**

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London NW10 7AW





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