

CENTRAL PRIME

MARCH
2026
PRACTICAL
COMPLETION

TO LET

NEW INDUSTRIAL & WAREHOUSE DEVELOPMENT
DELIVERING A 71,536 SQ.FT SELF-CONTAINED UNIT
WITHIN THE HEART OF PARK ROYAL.

17 Western Road, Park Royal, London NW10 7LT



centralprime.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

Central Prime Park Royal

Industrial & Warehouse Development

Central Prime, Park Royal is a new last mile logistics warehouse delivering a 71,536 sq.ft self-contained unit within the heart of Park Royal.

Located on Western Rd, the unit is less than a mile from the A40 Western Rd and 1 mile from the A406 North Circular Road, making Central Prime perfectly positioned for urban logistics within London's most prestigious and strategic industrial location. The unit is also positioned well for public transport, with North Acton and Park Royal underground stations a short walk away, as well as 5 bus routes within a minute's walk of the unit.

The scheme will be developed to the highest specification and green credentials, including net zero carbon emissions.

- 2.5 acre site
- BREEAM Excellent.
- Unit finished to the highest specification, including shower/changing facilities, roof terrace with kitchenette for entertainment, HQ style entrance foyer, and fully fitted offices.
- Fully self-contained site.
- Occupiers benefit directly from photovoltaic panels on all units.
- Planning granted for use classes B1(c), B2, B8.





Central Prime is located in the heart of Park Royal, London's most strategic industrial and logistics location.

*Indicative CGI

Site Plan

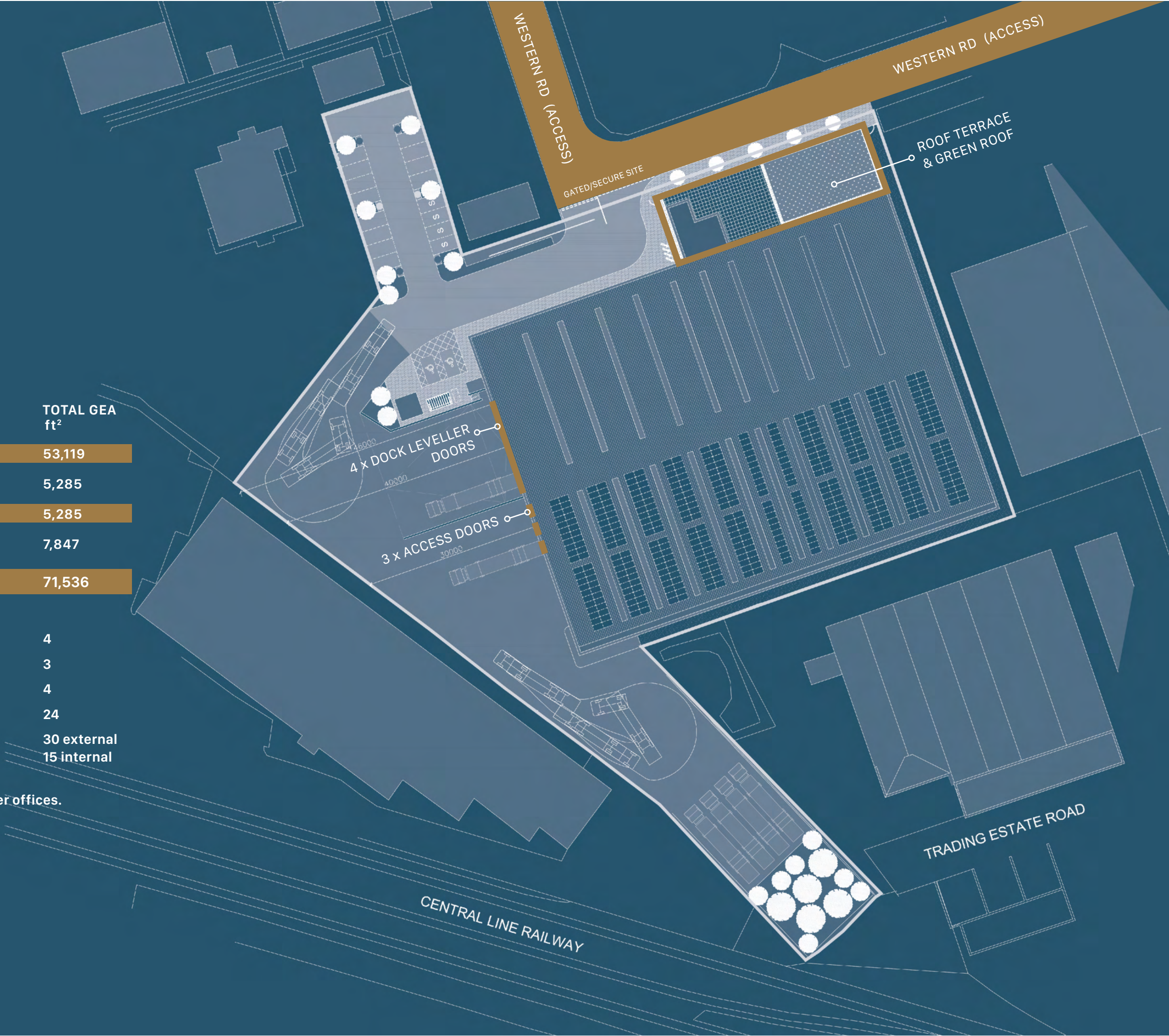
Flexible Unit

Innovative, sustainable design
71,536 sq.ft self-contained unit

SELF-CONTAINED UNIT	TOTAL GEA ft²
GROUND FLOOR WAREHOUSE	53,119
FIRST FLOOR OFFICE	5,285
SECOND FLOOR OFFICE:	5,285
WAREHOUSE MEZZANINE	7,847
TOTAL	71,536


Dock Leveller doors	4
Access Level Doors	3
HGV Parking spaces	4
Car Parking spaces	24
Cycle Park:	30 external 15 internal

Planted roof terrace with kitchenette over offices.
Gated/Secure Site.




Unique to you Specification


The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.




Minimum 15m
Clear Internal Height
(23m internal height to apex)




50KN m2 Floor
Loading




Secure Yard with
47m max yard depth




CAT A
Offices




Lift to offices




Office roof terrace
plus kitchenette




15% Roof Lights to
ensure Natural Light
to Warehouse




Allocated
Car Parking
(24 spaces)




Allocated
Cycle Parking
(45 spaces)



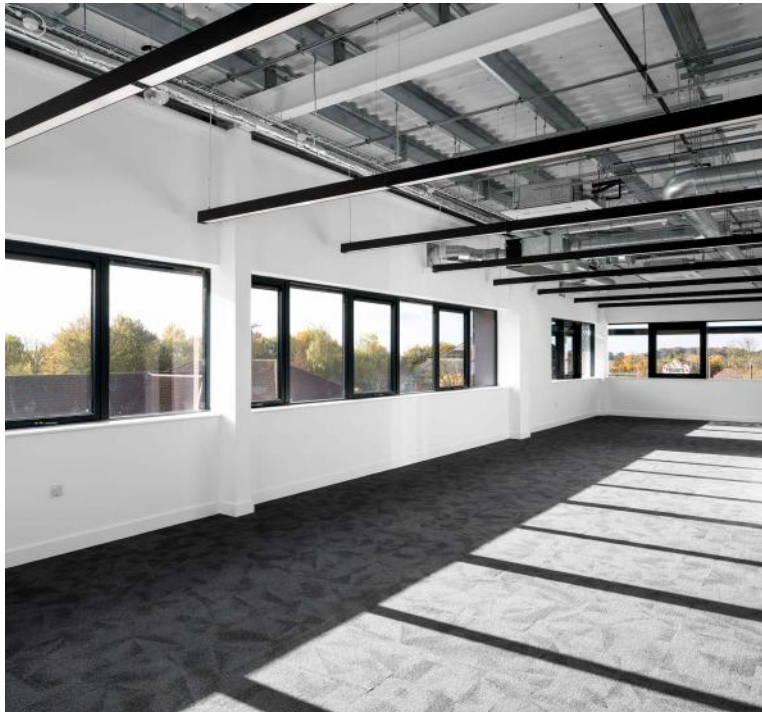
Electric Access
Level Doors



Electric Dock
Level Doors




LED Lighting
to Offices




Eco Initiatives


Sustainable Future




BREEAM
Excellent




EPC A+




Electric Car
Charging Points




PV panelling
to roof




Ground & Air Source
Heat Pumps for Office
heating/cooling



Planted
Roof Terrace



Bio-diversity
Enhancements



Thermal insulation and
airtightness in excess
of Building Regulations

SAVINGS OF
£1.27 PSF**
PER ANNUM

*Indicative CGI

**Saving based on the energy saving specification including PV panels, carbon savings, and GSHP & ASHP used at their maximum capacity when compared to a 15 year old building of a similar size.

PRIME VIEWING

This unit provides prominence to be proud of on the A40 (west and eastbound) with approximately 65,000 vehicular movements daily, and 23.8 million vehicles annually. That's a lot of eyes on one building!





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23.8 M
VEHICLES
PER ANNUM
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Location

Central Prime, 17 Western Road, London NW10 7LT

The property sites on Western Road, which links Park Royal Road and Coronation Road providing access to the North Circular Road and the A40 Western Road within a mile of the unit. North Acton and Park Royal Underground Stations are a 15 minute walk from the property, providing regular services on the Central and Piccadilly Lines.

There are also regular bus services from Park Royal Road or the neighbouring Asda that serve destinations such as Stonebridge Park, Golders Green, Wembley, Willesden, White City, Kensal Rise, Queens Park, Harlesden, Finchley Rd, Kilburn and Alperton direct.

 ROAD	
A40 Western Rd:	0.8 miles / 3 mins
A406 North Circular:	1.1 miles / 5 mins
Central London:	4.5 miles / 20 mins
M25 (junction 1A Denham):	12.4 miles / 20 mins
M1 (Staples Corner):	4.5 miles / 12 mins
 AIR	
London Heathrow	13 miles / 20 mins
London Luton	30 miles / 40 mins
London Gatwick	56 miles / 60 mins

 UNDERGROUND	
FROM NORTH ACTON STATION (CENTRAL LINE)	
Bond Street	19 mins
Shepherds Bush	8 mins
White City	6 mins
Bank	29 mins
FROM PARK ROYAL (PICCADILLY LINE)	
Hammersmith	14 mins
Piccadilly Circus	31 mins
Heathrow	37 mins

Agents



David Peck | 07976 423 611
dp@cogentre.co.uk

Will Norman | 07796 774436
wn@cogentre.co.uk

Marco Baio | 07752 473964
mb@cogentre.co.uk

centralprime.co.uk



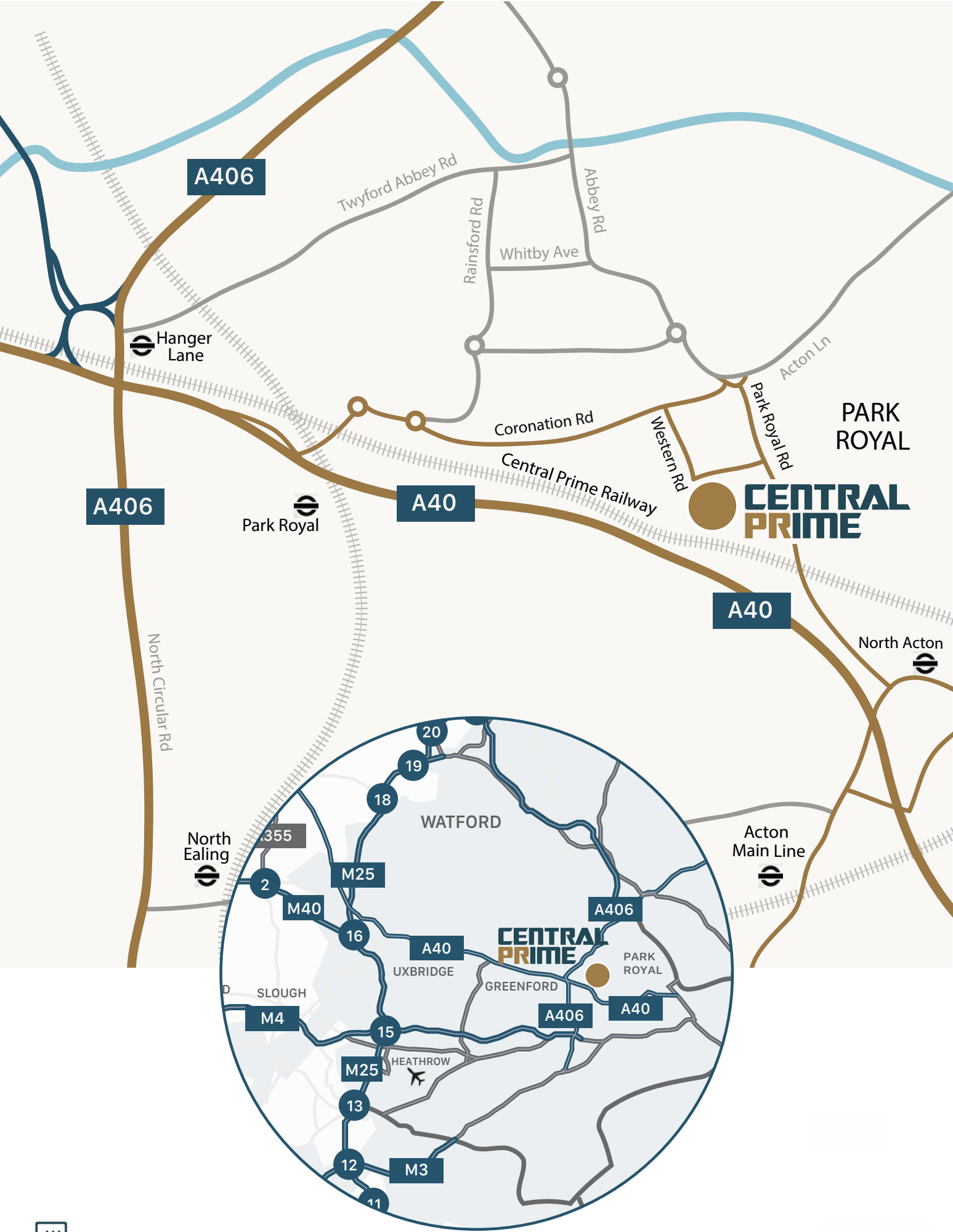
Thomas Erxleben | 07710 966 234
tom.erxleben@cushwake.com

Chris Knight | 07872 822 528
chris.c.knight@cushwake.com



Richard Flood | 07754 674 580
rflood@lsh.co.uk

Joe Skinner | 07739 973929
jskinner@lsh.co.uk



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SAT NAV: NW10 7LT

