



CROSSBAY

# SOV ERE IGN 24

COMPETITIVE RENTS AND FLEXIBLE TERMS AVAILABLE

TO LET | 24,436 SQ FT (2,270.18 SQ M) | PARK ROYAL | NW10 7QP  
LOGISTICS / WAREHOUSE UNIT - TO BE REFURBISHED



The Property comprises a standalone, purpose built warehouse constructed of brick façade and steel portal frame beneath a pitched roof. The property extends to 24,436 sq ft (2,270.18 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.



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  
ERE  
IGN  
24



City of London  
28 mins - 9.6 miles

H  
Holiday Inn

ceva

wren  
KITCHENS

FedEx

cargiant

B&Q



ASDA



Argos

HARLESDEN

WILLESDEN  
JUNCTION

NORTH  
ACTON

ACF  
TRUCK PARTS

G&M  
Direct  
Hire

M4, J2  
15 mins - 4.7 miles

M25, J15  
22 mins - 12.5 miles

6 mins  
1.0 miles

PARK  
ROYAL

SOVEREIGN PARK

Coronation Rd

A40

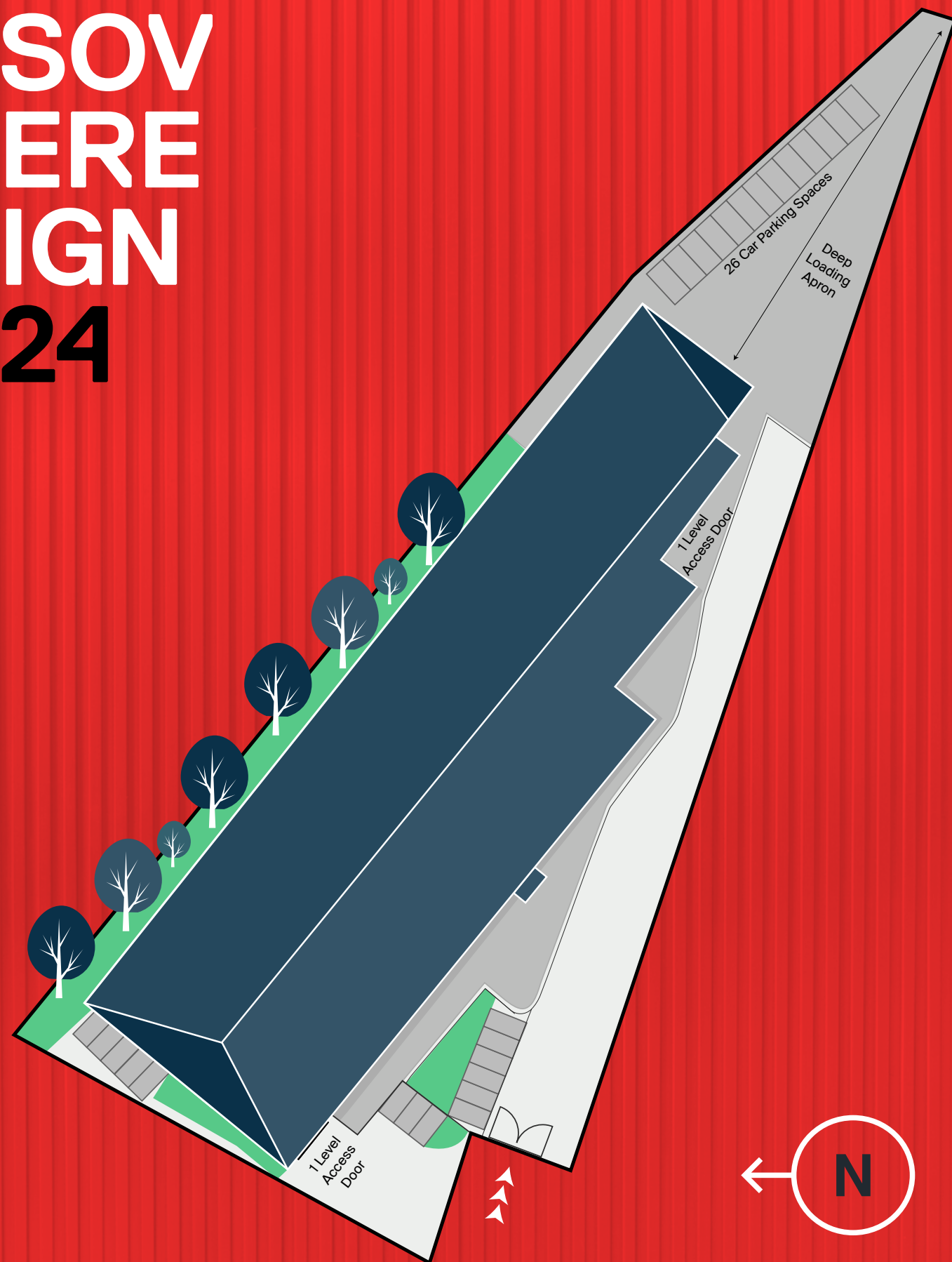
A40

A40

SOVEREIGN 24 / 03

SOVEREIGN 24 / 03





SITE PLAN

Planning: Eg (iii), Flex B2/B8 Use



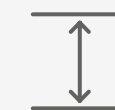
2 Level Access  
Loading Doors



To be  
Refurbished



Deep Loading  
Apron



6m Eaves  
Rising to 7.75m



26 Parking  
Spaces



138 kVA power  
supply with  
possible upgrade  
to 500 kVA



Cycle  
Storage

EPC

Target EPC  
Rating B



Self-Contained  
Site



Secure  
Yard

The property has Eg (iii)/B2/B8 use and will be refurbished in Q1 2026. The unit benefits from a secured self-contained yard, a clear eaves height of 6m rising to 7.75 m, two level access doors (one front and one rear), and a deep loading apron. Targeting an EPC rating of B, the building will have a 138 kVA power supply in place, with an upgrade possible to 500 kVA. The refurbishment includes open plan offices to the first floor, overhauled M&E systems and warehouse LED lighting.

|                     | Area (SQ FT)  | Area (SQ M)     |
|---------------------|---------------|-----------------|
| Ground - Warehouse  | 20,102        | 1,867.54        |
| First Floor Offices | 4,334         | 402.64          |
| <b>Total</b>        | <b>24,436</b> | <b>2,270.18</b> |
| Approx. Site Area   | 43,560        | 4,046.86        |

SPECS









# SOVEREIGN 24



## ROAD

|                |            |
|----------------|------------|
| A40            | 0.8 miles  |
| A406           | 1.4 miles  |
| M4 J2          | 4.0 miles  |
| M1 J1          | 4.8 miles  |
| Central London | 8.8 miles  |
| M4 J3          | 8.9 miles  |
| M25 (J16)      | 11.7 miles |



## UNDERGROUND/RAIL

|                    |           |
|--------------------|-----------|
| Park Royal         | 1.0 miles |
| Harlesden          | 1.2 miles |
| Aton Main Line     | 1.5 miles |
| North Acton        | 1.8 miles |
| Willesden Junction | 2.0 miles |



## AIRPORT

|                     |            |
|---------------------|------------|
| Heathrow Airport    | 12.6 miles |
| Luton Airport       | 30.8 miles |
| London City Airport | 32.2 miles |
| Stansted Airport    | 41.7 miles |

\*

LOCATION

/// AREA.EDIT.CODE

LOCATION

# SOV ERE IGN 24



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