

TO BE REFURBISHED

UNIT B

PREMIER PARK

PARK ROYAL NW10 7NZ
📍 ///ENGINE.DARE.BANANA



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT
IN A HIGHLY PROMINENT LOCATION WITH SECURE YARD

56,710 SQ FT (5,269 SQ M)

Computer Generated Image

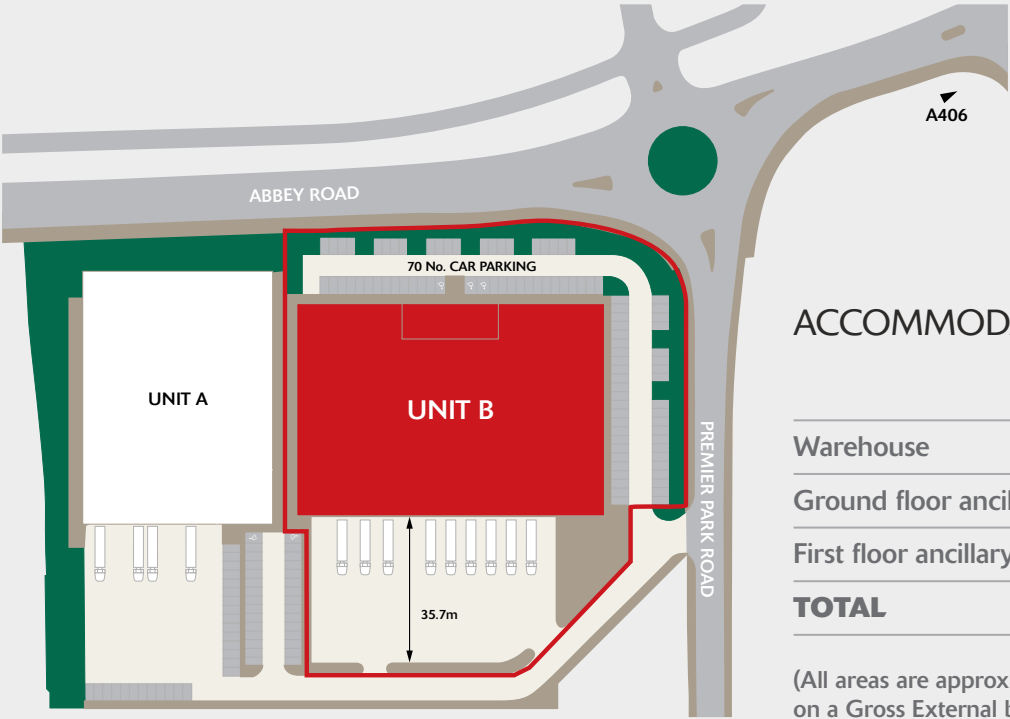


PREMIER PARK IS AN
ESTABLISHED, WELL-MANAGED
INDUSTRIAL DEVELOPMENT IN
THE HEART OF PARK ROYAL

You'll be in good company with
several well-known occupiers already
established on the estate:



SITE PLAN

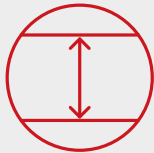


ACCOMMODATION

	sq ft	sq m
Warehouse	50,890	4,728
Ground floor ancillary	2,885	268
First floor ancillary	2,935	273
TOTAL	56,710	5,269

(All areas are approximate and measured
on a Gross External basis)

SPECIFICATION



10m clear
height rising
to 11.75m



6 level access
loading doors



3 dock level
loading door



Full re-cladding
of the unit



800 kVA power



Secure yard area
with 35.7m depth



Fully-fitted office
accommodation
on 1st floor



Brand new lighting
in warehouse



Male, female and
disabled WCs



New roof



Ground floor
reception area



3 EV charging points



Generous
on-site parking
(70 marked spaces)



Photovoltaic panels which
will provide extra power
and cost savings



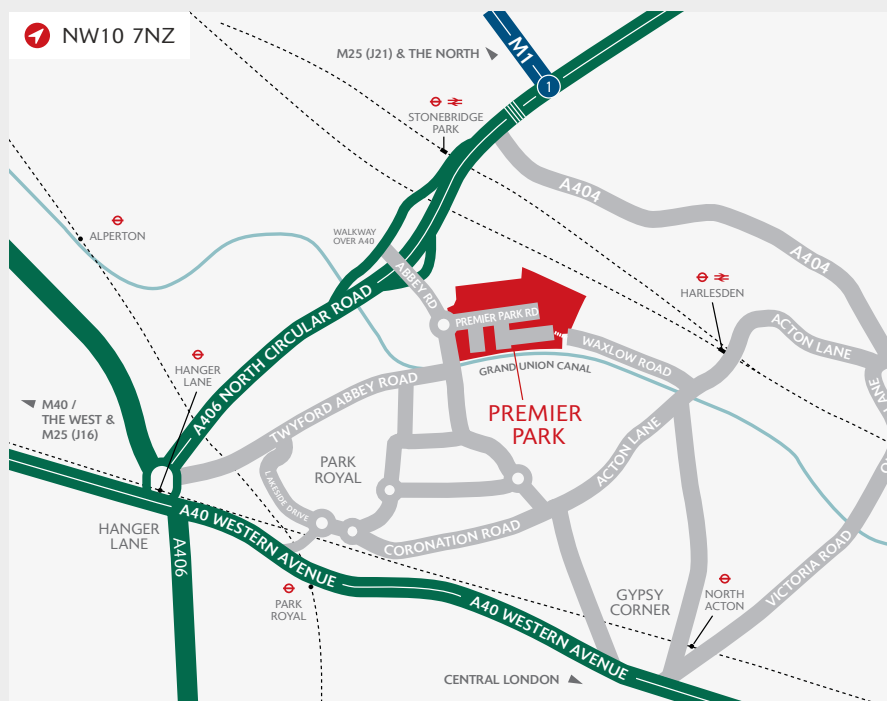
EPC targeting
A+

✓ **Premier Park** is an established, well managed estate development in the heart of Park Royal

✓ **Energy efficient** unit with low maintenance costs

📍 **Excellent access** to A406 North Circular Road (400m to north), Central London via A40 Western Avenue, the M1 and M40 motorways

👥 **A labour pool** of over six million people within a 30 minute drive



DISTANCES

A406 NORTH CIRCULAR	0.2 miles
HARLESDEN ☺	0.6 miles
STONEBRIDGE PARK ☺	0.9 miles
A40 WESTERN AVENUE	1.0 mile
ALPERTON ☺	1.6 miles
HANGER LANE ☺	1.6 miles
PARK ROYAL ☺	2.0 miles
NORTH ACTON ☺	2.1 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M40 (JUNCTION 1)	10.1 miles
M25 (JUNCTION 16)	12.9 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

FOR MORE INFORMATION, PLEASE VISIT
[SEGRO.COM/PREMIERPARK](https://www.segro.com/premierpark)

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