



# Fully Refurbished & Ready for Occupation

Detached Industrial / Logistics  
Unit with Secure Yard

 25,860 SQ FT

/// [crisis.motion.gains](https://crisis.motion.gains)



LED Lighting



Electric Heating & Cooling



BREEAM

'BREEAM' Excellent



PV Installation



EPC A+ Rating



x4 EV Charging Points

▶ Detached prominently positioned urban logistics / industrial building on 1.15 acre secure site

CITY OF LONDON  
24 mins 8.9 miles

NORTH ACTON  
7 mins 1.3 miles



RATP GROUP

folio

euro CAR PARTS



Lennox Auto Limited

FERAL EQUIPMENT

TOOLSTATION

BODEN

Travelodge



North Acton Station

Cadogan Gate

BIMBER

ASDA

A406

5 mins 1.2 miles

A40



ELEC MEC

Anthony Ward Thomas



Shell Recharge

morrrells 120

GRANGER HERTZOG

Argos

Charlie Bigham's

LA TUA PASTA

enterprise rent-a-car

OMEGA MOTOR CYCLES

Central Way

Abbey Road



SAVINO DEL BENE

Precision Proco Group

JOE Seph's

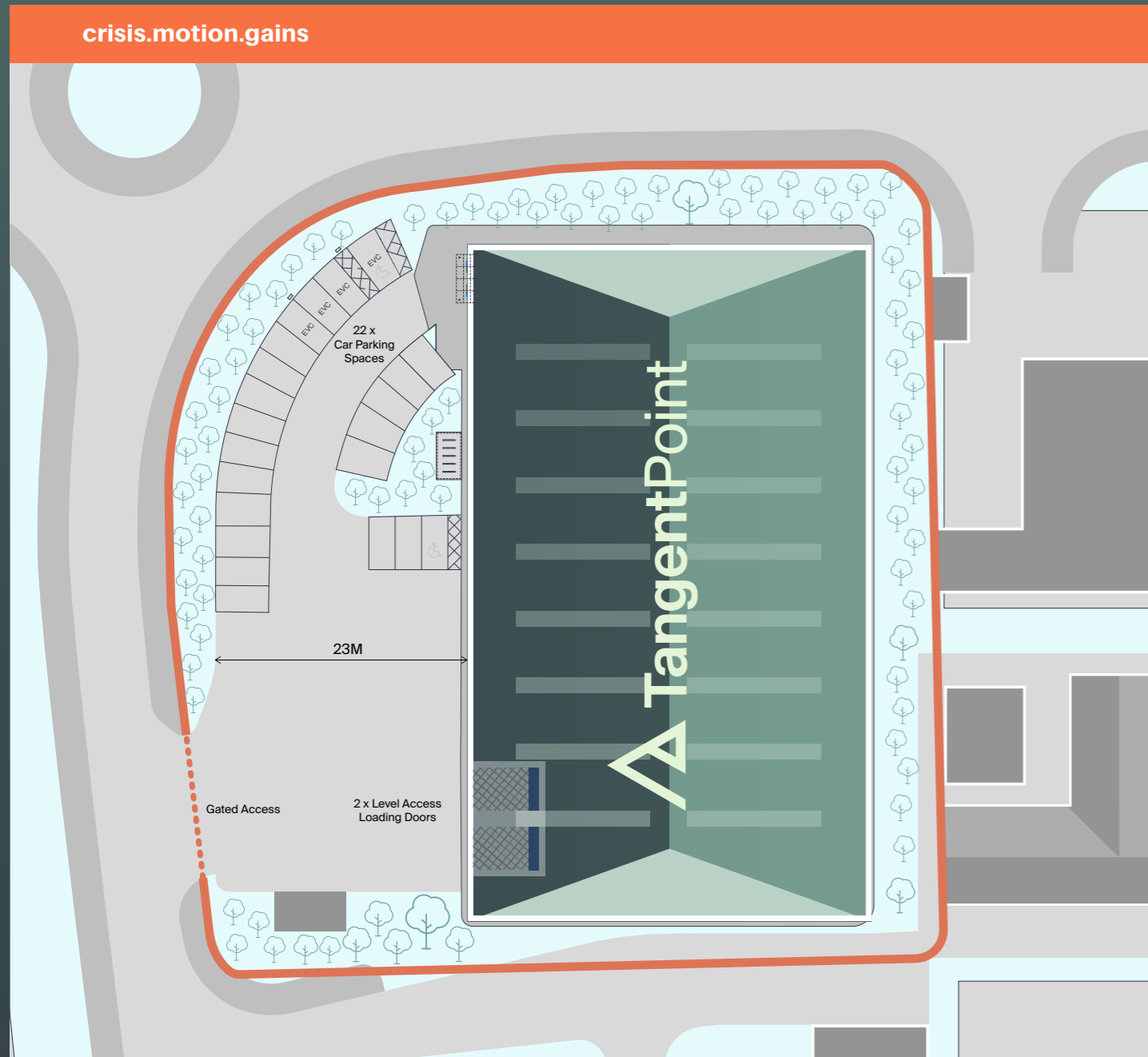
Greencore

little MOONS MOCHI ICE CREAM

Greencore

GARDEN STUDIOS

## ► Prime Location Warehouse with Large Secure Yard



The building is of steel portal frame construction on a large self-contained site benefiting from a secure yard and dedicated car parking. The open plan warehouse has 7.3 metres clear height and LED lighting, with access to the warehouse via two

level access loading doors within a covered loading bay. There are first floor offices benefiting from raised access floors with an impressive reception and welfare facilities at ground floor. The unit has been fully refurbished.

## ► Specification

The property forms a secure modern detached warehouse of steel portal frame construction benefitting from the following:



Fully Refurbished



Secure Gated Yard



Clear Internal Height 7.3m



2 Level Access Doors



Covered Loading Canopy



VRF Heating & Cooling to Offices



Use Class E, B2 & B8



PV Installation



200KVA Power Supply



'BREEAM' Excellent



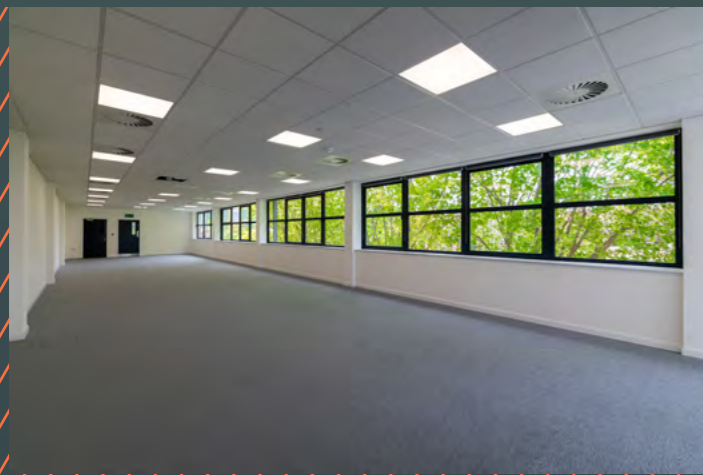
EPC A+ Rating

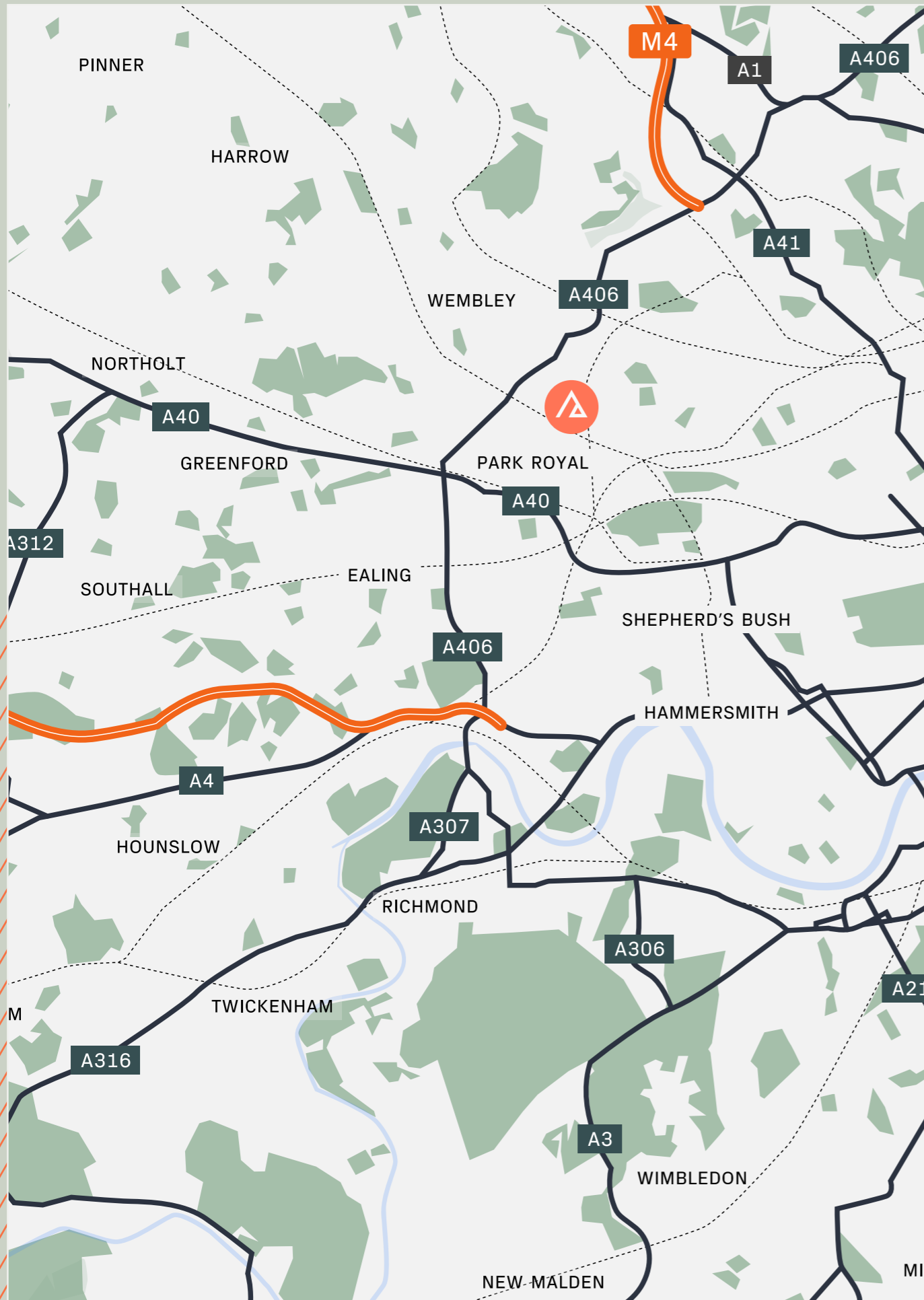


22x Parking Spaces incl. 4 EV Charge Points

## ► Accommodation

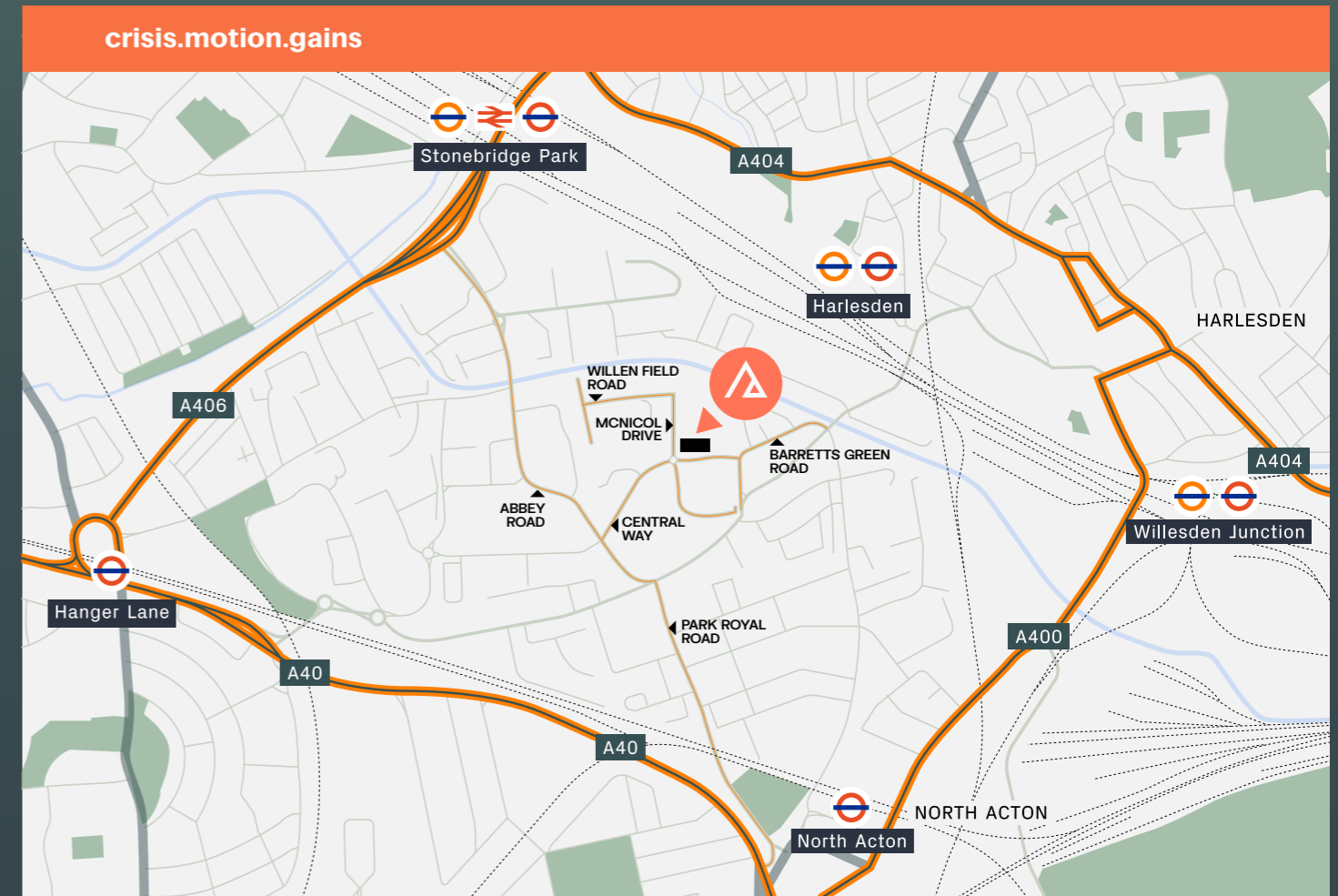
Description	SQ <sup>M</sup>	SQ <sup>FT</sup>
GF Warehouse	2,101	22,616
Covered Loading	74	798
FF Office	227	2,446
<b>Total</b>	<b>2,402</b>	<b>25,860</b>





## ▶ The Heart of Park Royal: Central Way, Where It All Connects

Situated on Central Way in the heart of Park Royal located in a prominent position with easy access to the A40 Western Avenue & A406 North Circular Road. In turn these major roads link to M40, M25, M4 to the west and the M1 to the north. Public transport links are also strong with multiple bus and train routes'. Harlesden Train and underground station (Bakerloo line) is 17 minute walk.



Road	Distance (Miles)
Central London	8.9
A406	1.2
A40	1.3
M40/M25	12.2
Heathrow Airport	13.3
M1 J64	18.6

Train	Car	Walk
Harlesden Station (Bakerloo Line)	3 Mins	17 Mins
North Acton Station (Central Line)	7 Mins	29 Mins
Park Royal Station (Piccadilly Line)	7 Mins	30 Mins
Shepherd's Bush	18 Mins	1hr 20 Mins
Oxford Circus	34 Mins	2hr 22 Mins
Tottenham Court Road	40 Mins	2hr 31 Mins



# Park Royal: London's Industrial Giant, Powering Jobs, Growth and Opportunity



**1,200 Businesses**

Park Royal is one of the largest industrial estates in Europe.



**35,000 Jobs**

Park Royal supports over 35,000 jobs with concentration in Food Production & Warehousing.



**150,000 People**

The London Borough of Brent has a workforce of over 150,000 people.



**£3.5 Billion**

The Park Royal industrial estate contributes approx. £3.5 billion annually to the UK economy.



**logix**  
PROPERTY

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