

AVAILABLE NOW

UNIT 3

SEGRO PARK CORONATION ROAD

PARK ROYAL NW10 7PH



TO LET

WAREHOUSE / INDUSTRIAL UNIT

11,001 SQ FT (1,022 SQ M)

///CLOCK.CARRY.SHELLS

✓ **Well-established** estate with recent investment into improvements including perimeter fencing, gated access, Health and Safety works and decoration of building externals

📍 **Quick access to the A40** (Western Avenue) and A406 (North Circular), providing easy access to Central London and the national motorway network

📍 **Easily accessible** using Park Royal Underground Station

★ **Well known occupiers** in the neighbouring area include Royal Mail, DHL, Japan Centre, RD Content and Brakes

ACCOMMODATION

WAREHOUSE	8,269 sq ft
GROUND FLOOR ANCILLARY	1,172 sq ft
FIRST FLOOR ANCILLARY	1,560 sq ft
TOTAL	11,001 sq ft (1,022 sq m)

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

SPECIFICATION

- Internal eaves height of 7.53m rising to 10.58m clear internal at the apex
- 3-phase power
- 11 car parking spaces
- Electronically controlled loading door
- 28m yard depth
- EPC D (to be re-assessed post refurbishment works)

DISTANCES

PARK ROYAL 📍	0.6 miles
HANGER LANE 📍	0.8 miles
ACTON 📍	1.4 miles
A40 TARGET ROUNDABOUT / A312	1.6 miles
M1 (JUNCTION 1)	4.6 miles
M4 (JUNCTION 2)	4.8 miles
CENTRAL LONDON	9.0 miles

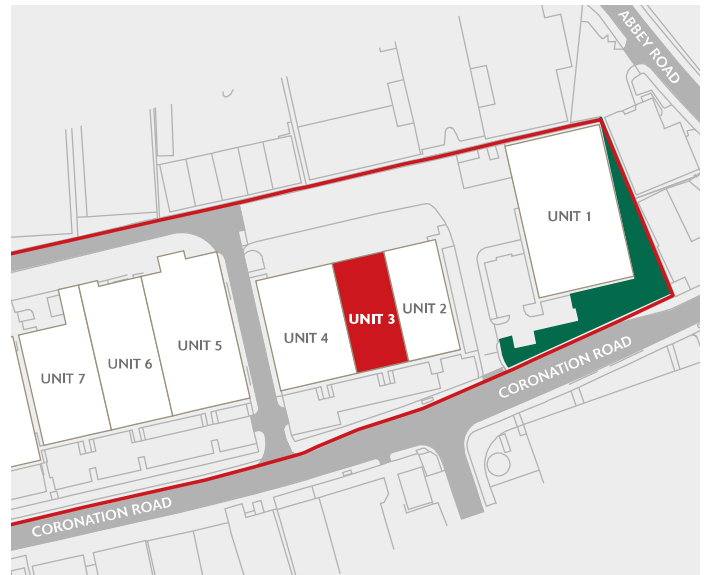
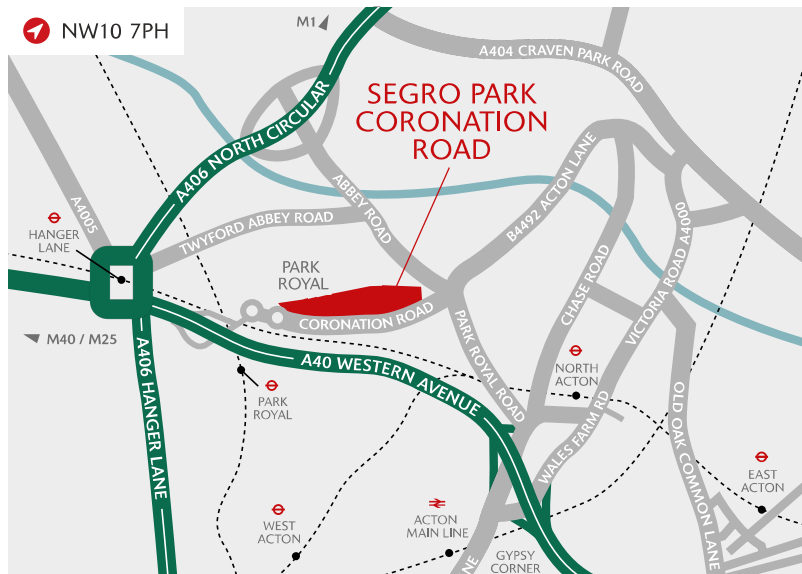
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKCORONATIONROAD

Or, alternatively, please contact the joint agents:



Richard Flood
020 3369 2471
Joe Skinner
020 3369 2430



James Miller
020 3369 2510
Katy Kenealy
020 3369 2495



Jack Booth
020 3369 2441
Tom Scott
020 3369 2459

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 05/24.