



**Unit 1 VOLA, London, NW10 7XT**  
**To Let | 40,125 sq ft**

**Best in Class Warehouse immediately available in Park Royal - 40,125 sq.ft**



## Unit 1 VOLA, London, NW10 7XT

### Summary

- Rent: £32.50 per sq ft
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Key Points

- 9.3M Eaves Height
- 4 Ground Level Loading Doors
- Secure Yard
- 10 EV Charging Points
- EPC A+ Rating
- 800KVA Power Upgrade Available

### Description

Unit 1 comprises a detached, self-contained urban logistics warehouse extending to 40,125 sq ft (3,728m<sup>2</sup>). The unit was built in 2003 and is of steel frame construction with profiled steel cladding and part brick elevations.

The property has been extensively refurbished to a Grade A specification and includes the installation of numerous ESG measures such as a green living wall, LED lighting, a photovoltaic system and EV chargers, making it a net-zero rated asset with negative energy use and carbon emissions and in turn providing significant energy cost savings.

### Location

**Nucleus is an urban logistics, multi-let industrial estate located**

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## Accommodation

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - Warehouse	35,446	3,293.04	Available
Unit - First Floor Office	3,159	293.48	Available
Unit - Covered Loading	1,520	141.21	Available
<b>Total</b>	<b>40,125</b>	<b>3,727.73</b>	

