

# To Let

# Modern Industrial / Warehouse Unit In Prime Park Royal Location

- · Refurbished
- 8m clear height
- 3 level access loading doors
- 3-phase power
- 245 kVA power
- Estate CCTV and manned gatehouse

# Unit 1, Premier Park

London, Park Royal, NW10 7NZ

27,678 sq ft

2,571.37 sq m

Reference: #208534



# **Unit 1, Premier Park**

#### London, Park Royal, NW10 7NZ







#### Summary

Available Size	27,678 sq ft / 2,571.37 sq m
EPC	C (60)

#### Accommodation

The accommodation comprises the following areas: (GEA)

Description	sq ft	sq m
Warehouse	23,029	2,139.46
Ground floor office	1,076	99.96
First floor office	3,573	331.94
Total	27,678	2,571.36

### Description

The unit is located within Premier Park, a modern and established industrial / warehouse development within the heart of Park Royal with excellent access to the A406 (North Circular Road), the national motorway network and Central London.

#### **Specification**

- Refurbished
- 8m clear height
- 3 level access loading doors
- 3-phase power
- 245 kVA power
- Fully fitted offices with VRF heating/cooling system
- Dedicated yard space
- End of terrace unit
- 17 car parking spaces
- LED lighting throughout
- 24 hour access and use
- 24 hour estate security

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