

TO BE REFURBISHED
COMING SOON

UNIT F

PREMIER PARK

171,666 SQ FT (15,948 SQ M)

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



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION



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

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

★ **Well known occupiers** on the the estate include Royal Mail, DHL, Japan Centre, RD Content and Brakes

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

ACCOMMODATION

WAREHOUSE	165,296 sq ft
OFFICES	6,370 sq ft
TOTAL	171,666 sq ft (15,948 sq m)

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

SPECIFICATION

- 12m clear height
- 8 dock level doors
- 3 level access doors
- 50 kN/m² floor loading capacity
- 3-phase power
- LED lighting
- Fitted mezzanine
- First floor and ground floor offices
- 170 parking spaces
- EPC available upon request

DISTANCES

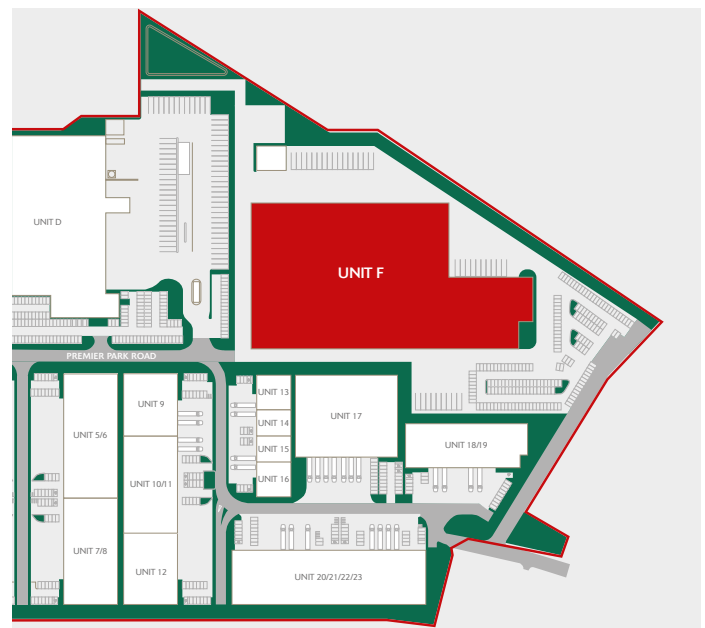
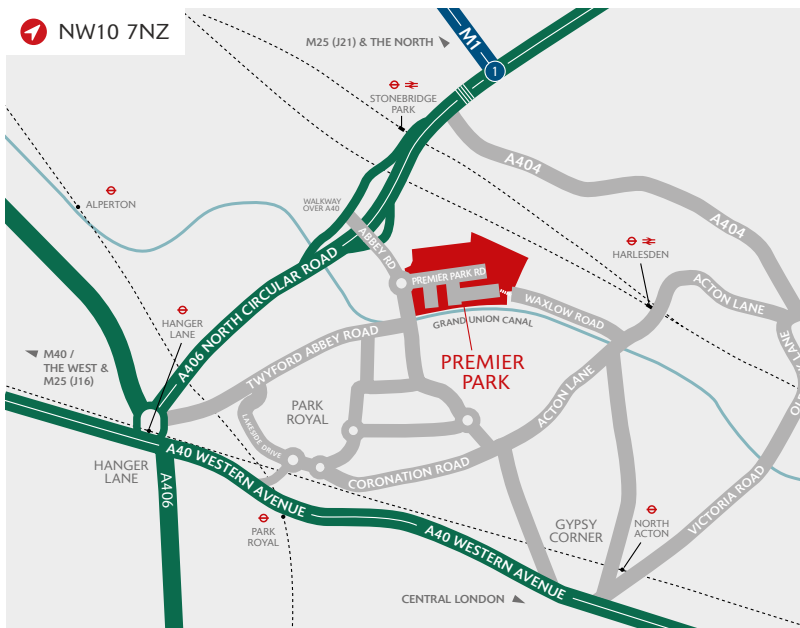
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN 🚉	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE 🚗	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, 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/PREMIERPARK

Or, alternatively, please contact the joint agents:



James Miller
020 3369 2335
Katy Kenealy
020 3369 2321



Alex Kington
020 3369 2358
Callum Moloney
020 3369 2374



Patrick Rosso
020 3369 2261
Isa Naem
020 3369 2243

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. 04/24.