

TO BE REFURBISHED

# UNIT B

## PREMIER PARK

PARK ROYAL NW10 7NZ

📍 ///ENGINE.DARE.BANANA



**TO LET**

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN A HIGHLY PROMINENT LOCATION WITH SECURE YARD

**56,710 SQ FT (5,269 SQ M)**



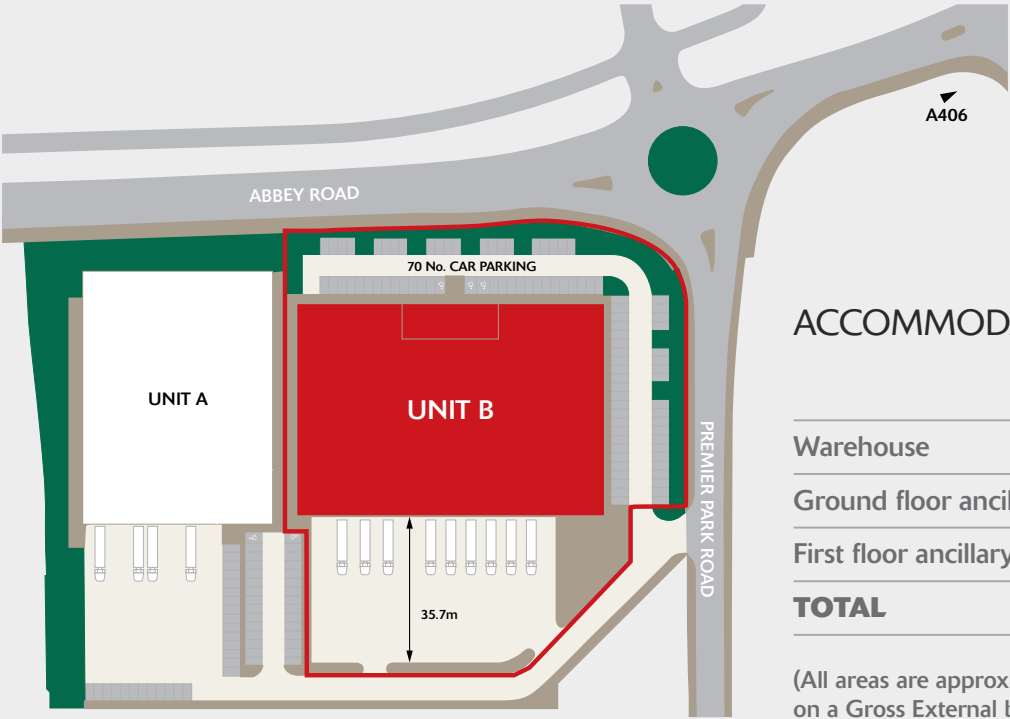


PREMIER PARK IS AN  
ESTABLISHED, WELL-MANAGED  
INDUSTRIAL DEVELOPMENT IN  
THE HEART OF PARK ROYAL

You'll be in good company with  
several well-known occupiers already  
established on the estate:



SITE PLAN

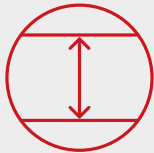


ACCOMMODATION

	sq ft	sq m
Warehouse	50,890	4,728
Ground floor ancillary	2,885	268
First floor ancillary	2,935	273
<b>TOTAL</b>	<b>56,710</b>	<b>5,269</b>

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

SPECIFICATION



10m clear  
height rising  
to 11.75m



6 level access  
loading doors



3 dock level  
loading door



Reconfiguration options to  
provide 6 level access doors  
and 3 dock level loading doors



3-phase power



Secure yard area  
with 35.7m depth



Fully-fitted office  
accommodation  
on 1st floor



Brand new lighting  
in warehouse



Male, female and  
disabled WCs



Ground floor  
reception area



Generous  
on-site parking  
(70 marked spaces)



Option to install  
photovoltaic panels  
providing extra power  
and cost savings



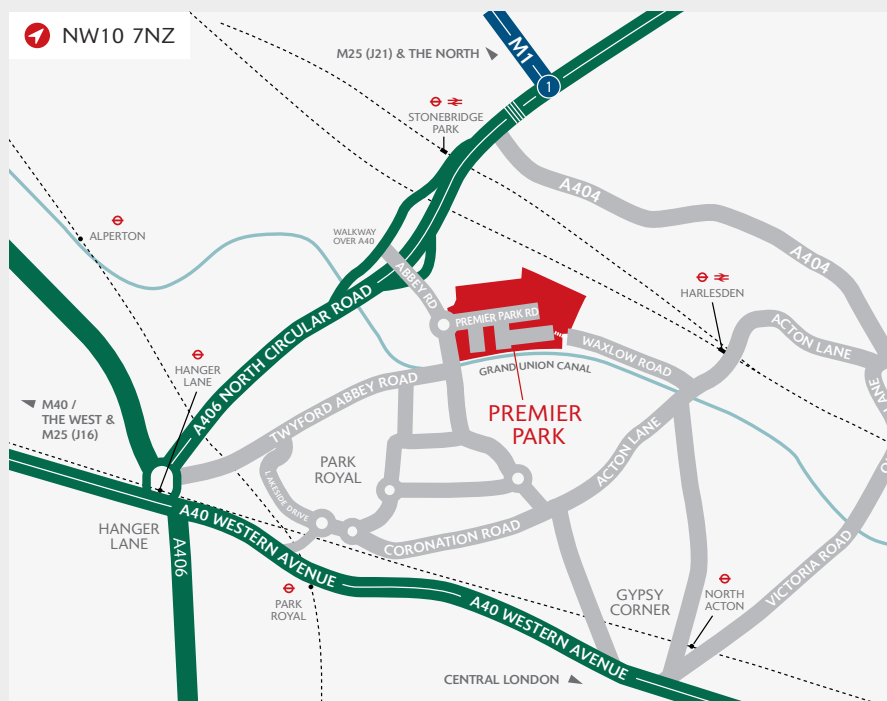
EPC C-57

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

✓ **Energy efficient** unit with low maintenance costs

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

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



#### DISTANCES

A406 NORTH CIRCULAR	0.2 miles
HARLESDEN ☺	0.6 miles
STONEBRIDGE PARK ☺	0.9 miles
A40 WESTERN AVENUE	1.0 mile
ALPERTON ☺	1.6 miles
HANGER LANE ☺	1.6 miles
PARK ROYAL ☺	2.0 miles
NORTH ACTON ☺	2.1 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M40 (JUNCTION 1)	10.1 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 10.4 million square metres of space (112 million square feet) valued at £20.7 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](http://SEGRO.com) for further information.

FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PREMIERPARK](http://SEGRO.COM/PREMIERPARK)**

Or, alternatively, please contact the joint agents:



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