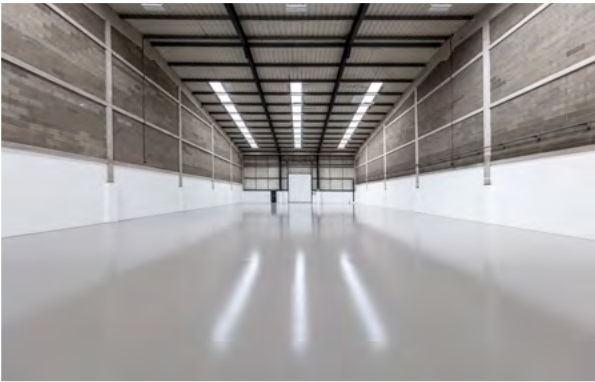


AVAILABLE NOW  
REFURBISHED



# UNIT 3

## SEGRO PARK CORONATION ROAD

PARK ROYAL NW10 7PH  
📍 ///CLOCK.CARRY.SHELLS



**TO LET**

**MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION**

**11,023 SQ FT (1,024 SQ M)**

✓ **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	8,805 sq ft
GROUND FLOOR ANCILLARY	659 sq ft
FIRST FLOOR ANCILLARY	1,560 sq ft
<b>TOTAL</b>	<b>11,023 sq ft</b> <b>(1,024 sq m)</b>

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

## SPECIFICATION

- Refurbished
- Internal eaves height of 7.49m rising to 10.47m at the ridge
- 3-phase power
- 11 car parking spaces
- Electronically controlled loading door
- 28m yard depth
- Situated on a secure estate with gated access
- Photovoltaic panels producing 48.51kWp
- 1 dual-port EV charger serving two parking bays
- EPC A+

## 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

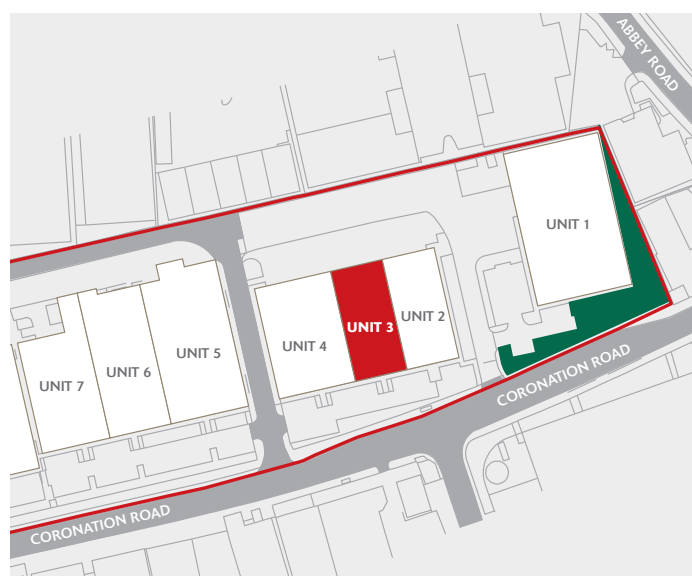
Source: Google maps

## 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 10.4 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](https://www.segro.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKCORONATIONROAD](https://www.segro.com/parkcoronationroad)**

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