

AVAILABLE NOW

# UNIT 3

## SEGRO PARK CORONATION ROAD

PARK ROYAL NW10 7PH



**TO LET**

**WAREHOUSE / INDUSTRIAL UNIT**

**11,001 SQ FT (1,022 SQ M)**

[SEGRO.com/parkcoronationroad](https://www.segro.com/parkcoronationroad)

**SEGRO**

✓ **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	8,269 sq ft
GROUND FLOOR ANCILLARY	1,172 sq ft
FIRST FLOOR ANCILLARY	1,560 sq ft
<b>TOTAL</b>	<b>11,001 sq ft</b> (1,022 sq m)

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

## SPECIFICATION

- Internal eaves height of 7.53m rising to 10.58m clear internal at the apex
- 3-phase power
- 11 car parking spaces
- Electronically controlled loading door
- 28m yard depth
- EPC D (to be re-assessed post refurbishment works)

## 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

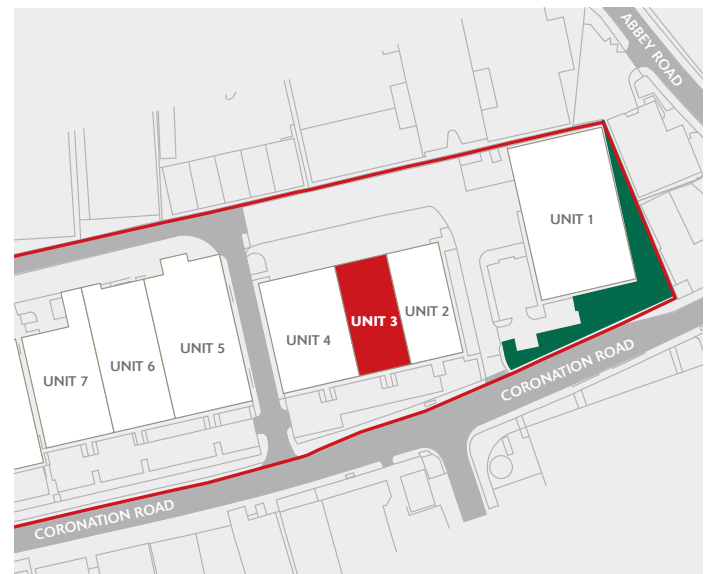
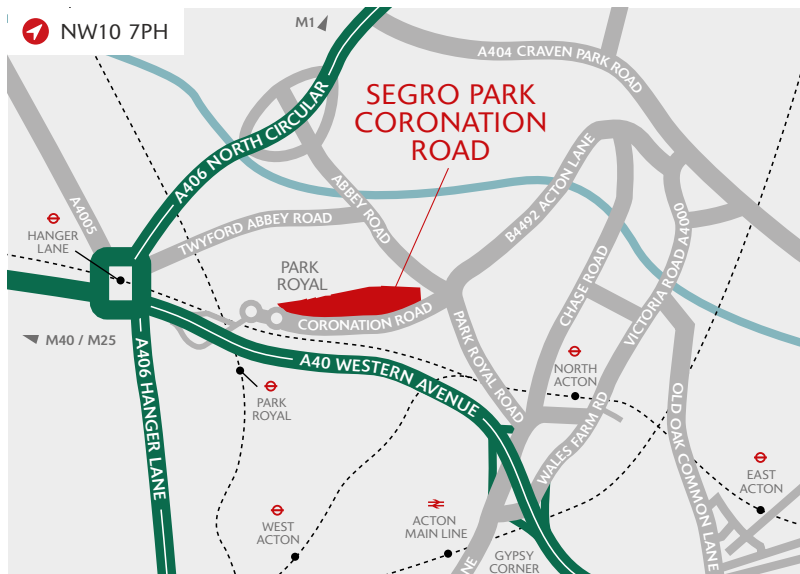
Source: Google maps

## 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 10.3 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](http://SEGRO.com) for further information.



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

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