

TO BE REFURBISHED

# UNIT 8

## PREMIER PARK

PARK ROYAL NW10 7NZ

📍 ///ENGINE.DARE.BANANA



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION

**18,996 SQ FT (1,765 SQ M)**

✓ **Premier Park** is an established, well managed industrial estate 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

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

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

## ACCOMMODATION

WAREHOUSE	16,291 sq ft
GROUND FLOOR ANCILLARY	713 sq ft
FIRST FLOOR ANCILLARY	1,992 sq ft
<b>TOTAL</b>	<b>18,996 sq ft (1,765 sq m)</b>

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

## SPECIFICATION

- To be refurbished
- 8m clear height
- 2 level access loading doors
- 240 kVA power
- PV panels on roof
- EV chargers
- First floor office accommodation
- LED Lighting
- Comfort cooling & heating to offices
- Estate CCTV and 24-hour manned gatehouse
- Breakout area
- Targeting EPC A+

## DISTANCES

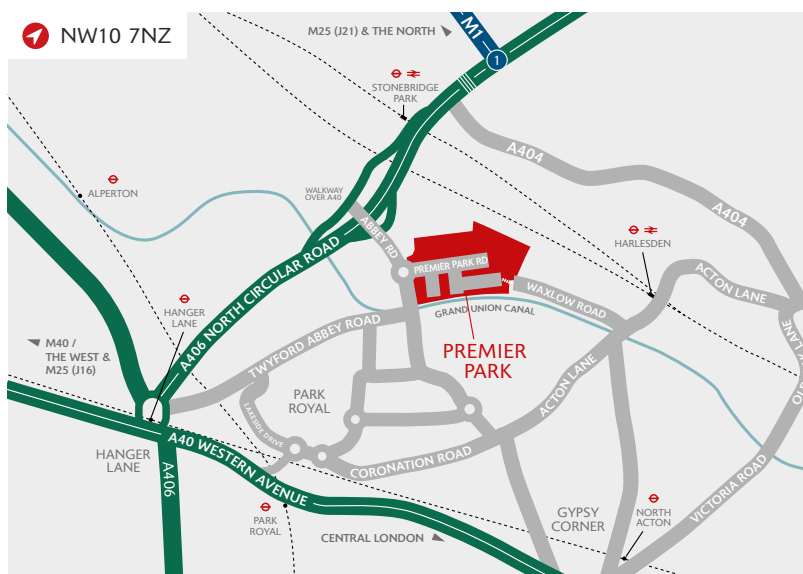
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN 🚆	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE 🚶	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

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 10.4 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:



Katy Kenealy  
020 3369 2321  
James Miller  
020 3369 2335



Alex Kington  
020 3369 2358  
Callum Moloney  
020 3369 2374



Stan Gibson  
020 3369 0895  
YC Lau  
020 3369 2243  
Patrick Rosso  
020 3369 2261

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