



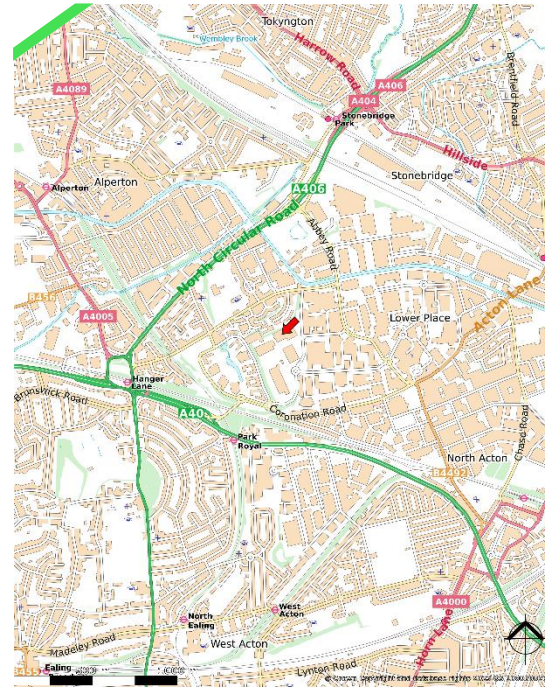
INDUSTRIAL / WAREHOUSE UNIT TO LET

Unit 2 Origin Business Park, Park Royal, NW10 7FW

36,360 sq ft (3,377 sq m)

Unit 2 Origin gives a rare opportunity to occupy space within SEGRO's flagship urban logistics / warehousing development situated in London's premier industrial location. The unit comprises of a modern industrial/logistics warehouse. Key points include:

- Self-contained unit
- 12m clear height
- 4 level access doors
- Secure yard with 40m depth
- 240kva power
- Secure estate with 24 hour security



LOCATION

Origin Business Park provides immediate access to the A40 (Western Avenue) which links the A406, M25 and the West End. The estate is situated 8 miles from Central London. Public transport links are accessible as the estate is situated 0.5 miles from Park Royal Station and 1 mile from Hanger Lane.

SUSTAINABILITY

The property benefits from BREEAM Excellent, PV panels on roof, air source heat pumps, water-saving sanitary.

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse	32,730	3,040
Two Storey Offices	3,630	340
TOTAL	36,360	3,380

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

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