

TO BE REFURBISHED
AVAILABLE NOW

UNIT 3 PREMIER PARK

13,403 SQ FT (1,245 SQ M)
///ENGINE.DARE.BANANA

PARK ROYAL NW10 7NZ



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT
IN PRIME PARK ROYAL LOCATION



✓ **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 Royal Mail, DHL, Japan Centre, RD Content and Brakes

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

ACCOMMODATION

UNIT 3	13,403 sq ft
TOTAL	13,403 sq ft (1,245 sq m)

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

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

SPECIFICATION

- 8m clear height
- 2 loading doors
- 3 phase power
- First floor office accommodation
- 24 hour access and use
- Estate CCTV
- EPC C61

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT SEGRO.COM/PREMIERPARK

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