

PRI

GLI PARK ROYAL



56,115 SQ FT WAREHOUSE UNIT
AVAILABLE TO LET **Q1 2023**

291 ABBEY ROAD
LONDON NW10 7EW

PR1 AN UNPRECEDENTED STEP AHEAD

SUPER PRIME URBAN
LOGISTICS WAREHOUSE

56,115 SQ FT
AVAILABLE TO LET Q1 2023

291 ABBEY ROAD
LONDON NW10 7EW

A NEXT GENERATION
LOGISTICS UNIT.

100% ELECTRIC. BIGGER, BETTER,
MORE ADVANCED.

PERFECTLY LOCATED IN **PARK ROYAL**,
THE PREMIER INDUSTRIAL LOCATION
FOR WEST LONDON.



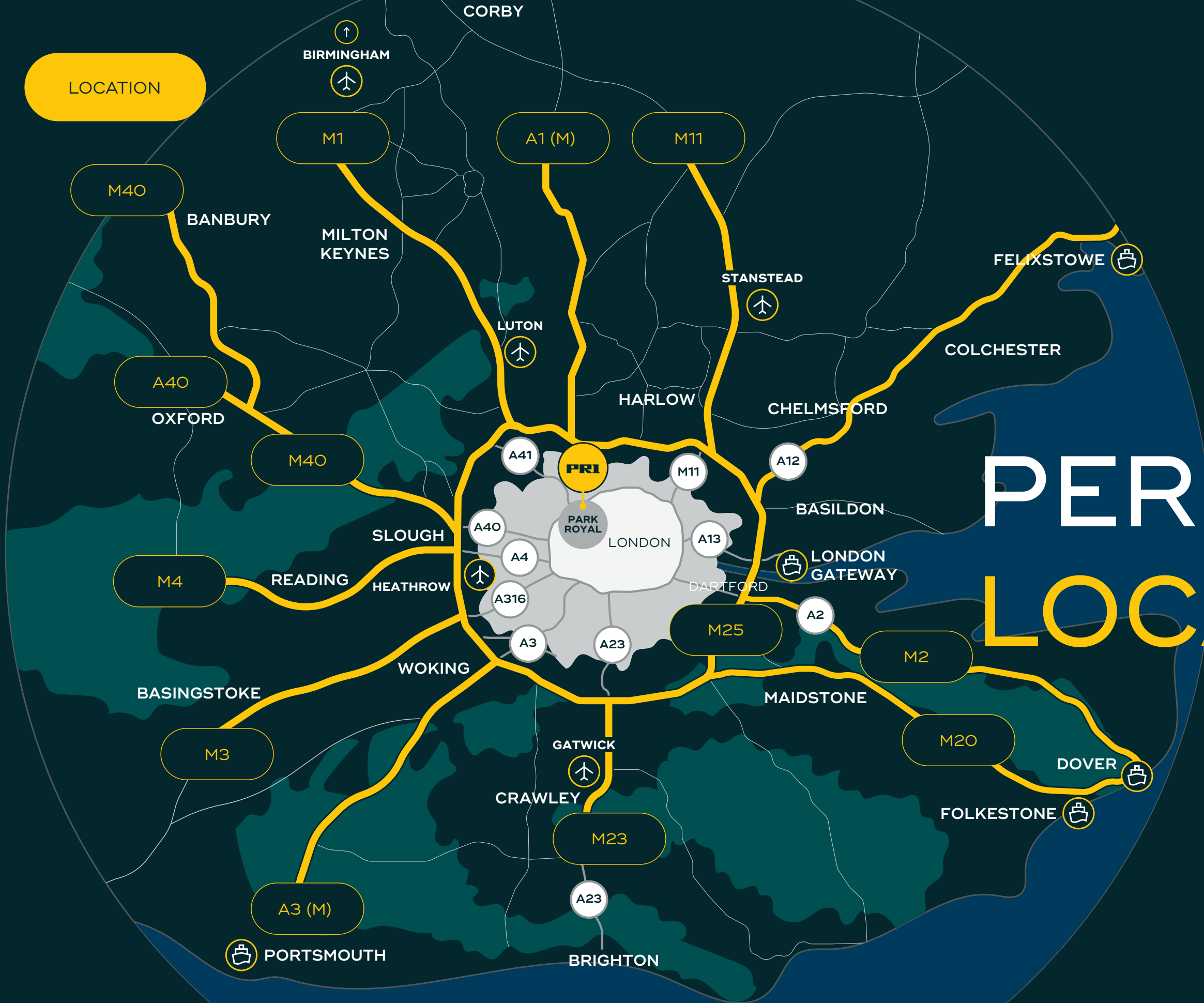
PR1 is 100% electric with maximum rooftop EV coverage and 100% EV car and van parking.

PR1 has a 50M yard depth, 360° lorry turning, and extra-height 15M eaves.

PR1 is a smart and sustainable building that can help you attract and retain employees.

Modern, sustainable interiors are equipped with smart air systems and LED lighting.

LOCATION



PERFECTLY LOCATED

PR1 is located in Park Royal, a world class transport 'super-hub' in West London with exceptional connectivity (via the A406, A41, and the M25) to the National Road Network.

LOCATION

THE PARK ROYAL COMMUNITY

Park Royal is the largest urban industrial estate in the UK and home to a vast array of sectors including logistics distribution, food production and manufacturing. Nine London Underground/National Rail Stations offer unrivalled access to Central London and attract a skilled, experienced pool of labour.

Local occupiers

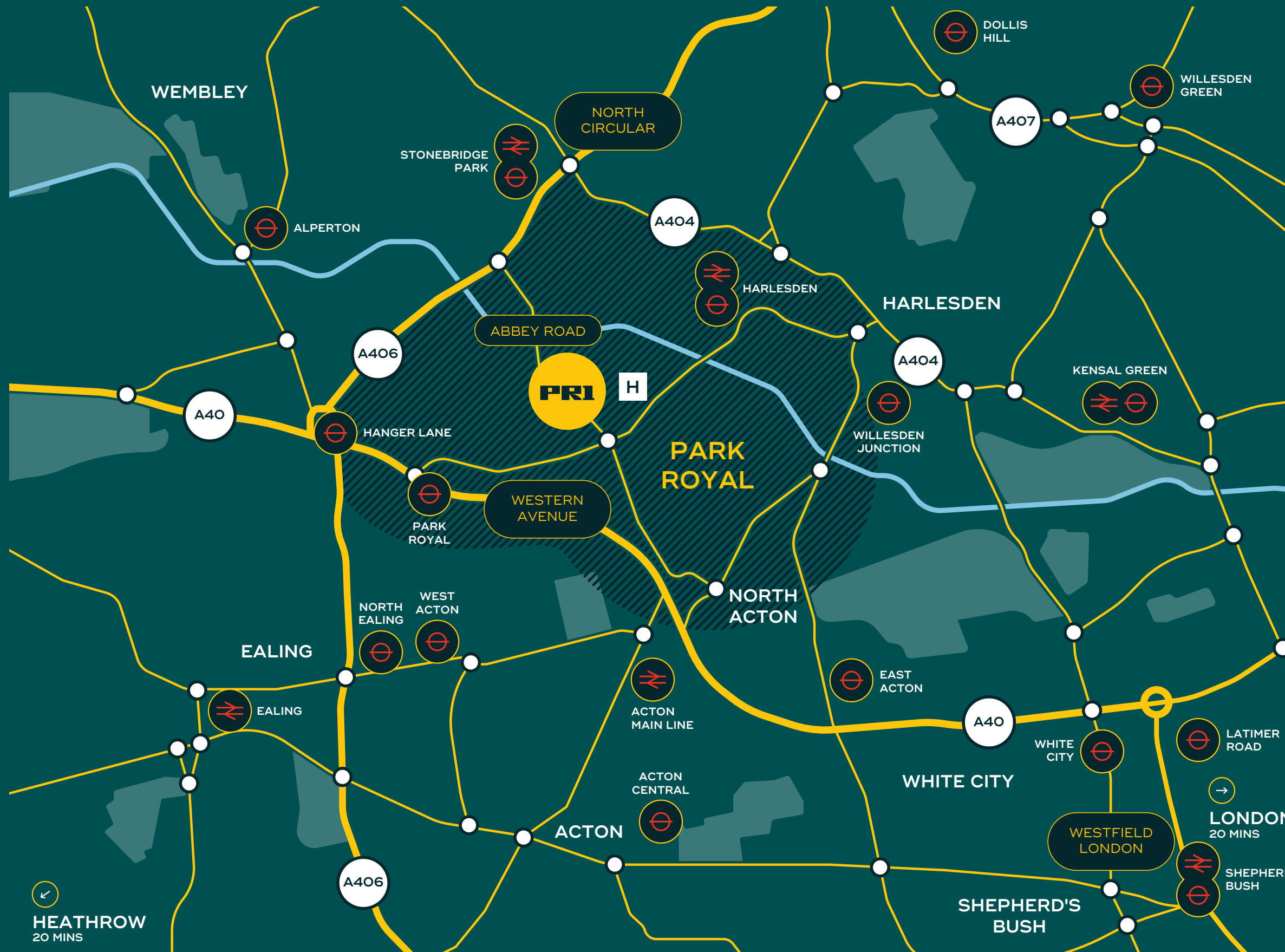
- 1 FEDEX
- 2 DHL
- 3 DPD
- 4 BMW
- 5 XPO LOGISTICS
- 6 BAKKAVOR FOODS

OTHER NEARBY OCCUPIERS

- ASDA
- HOBBS
- MCVITIE'S
- MATTHEW CLARK



LOCATION



TRAINS, PLANES AND AUTOMOBILES

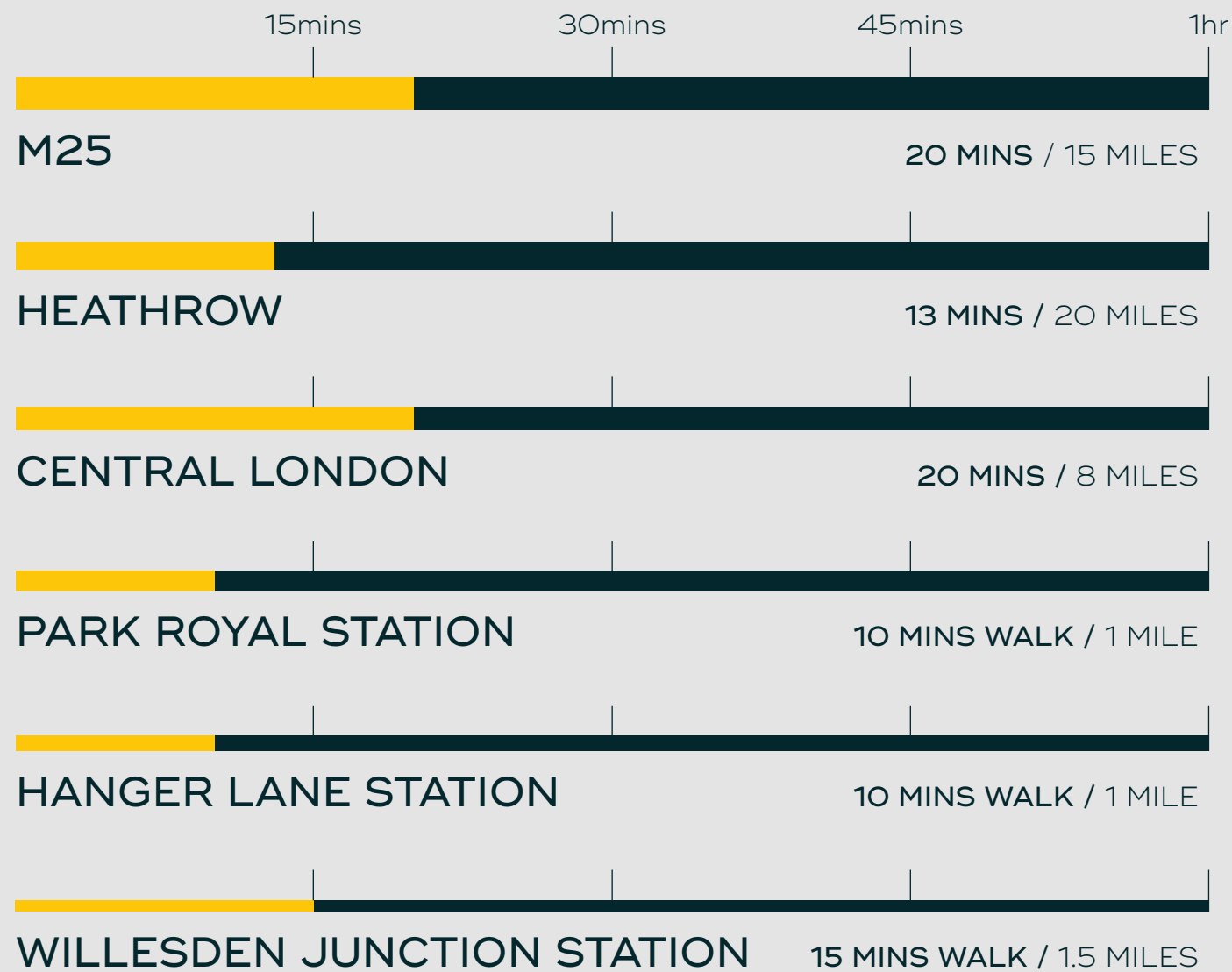
PR1 is perfectly located as a UK logistics hub on Abbey Road, one of the main arterial roads in Park Royal.

Easy access to A40/M40/A406, Multiple Underground (Central, Piccadilly, Bakerloo) and National Rail stations within a mile to attract a skilled local workforce.

Drive times

WEMBLEY	10
CENTRAL LONDON	20
HEATHROW	20
SLOUGH	30
OXFORD	60
GATWICK	60
BIRMINGHAM	110

MOVING AT PACE



Nine London Underground/National Rail Stations offer unrivalled access to Central London and attract a skilled, experienced pool of labour.

A wealth of well-established occupiers have chosen Park Royal, including DHL, the Royal Mail, DPD, Waitrose and Ocado.

HS2 and Crossrail Connectivity.



MOTORWAY

High-speed road connection to the UK Motorway network via the M40 (10 miles) and the M25 (11 miles).



AIRPORT

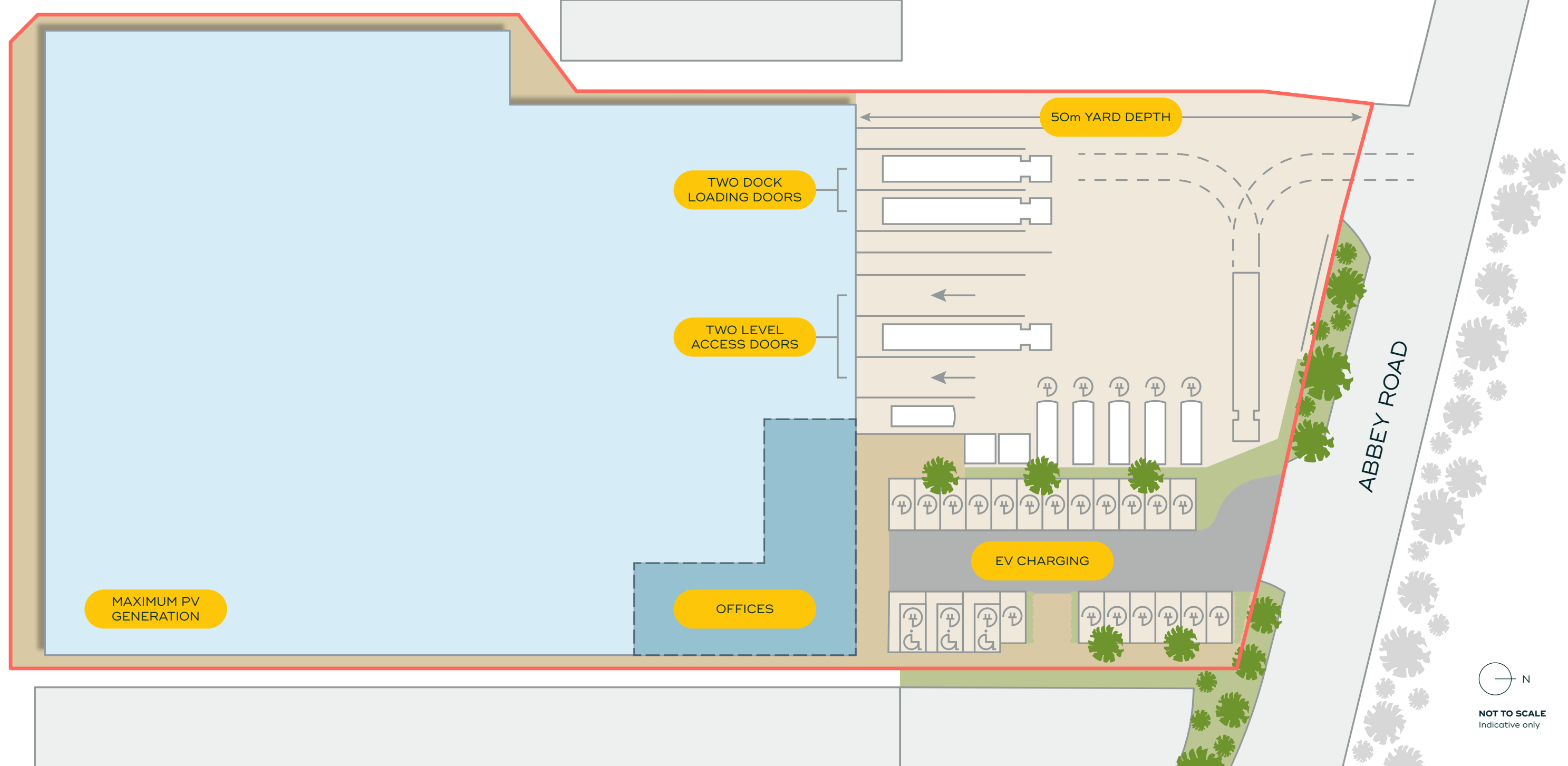
Freight and passengers can take to the skies from Heathrow (11 miles).



HS2/CROSSRAIL

Increased rail connectivity with new infrastructure benefiting the area.

FLOOR PLAN



ACCOMMODATION	SQ FT	SQ M
WAREHOUSE	48,445	4,500
OFFICE GROUND FLOOR	3,835	356
OFFICE FIRST FLOOR	3,835	356
TOTAL AREA (GEA)	56,115	5,212

All areas are approximate and calculated on a gross external basis (GEA).

CAR PARKING (100% EV)	15
VAN PARKING (100% EV)	5
CYCLE STORAGE	15

FLOOR LOADING	50KN/M2
TOTAL POWER	875KVA 800KVA + 75KVA (EV)
+ capacity for even more	

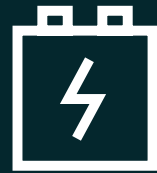
SETTING NEW STANDARDS



100% ELECTRIC



MAX PV GENERATION



BATTERY STORAGE FOR RESILIENCE



2X LEVEL ACCESS DOORS
2X DOCK LEVEL DOORS

BREEAM

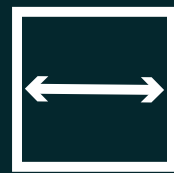
TARGET EXCELLENT



NET ZERO CARBON



EV CHARGING AS STANDARD



50M YARD DEPTH



15M EAVES HEIGHT



GREEN LEASES



DESIGNED FOR WELLNESS



TOUCHLESS ENTRY COVID SAFETY



BIG BOXES SMALL FOOTPRINTS

PR1 benefits from a best-in-class design that maximises photovoltaic panels coverage, and has in-unit battery storage. LED lighting and a Carbon Zero construction help to deliver a BREEAM 'Excellent' (targeted) and an A+ EPC rating.

- 
BREEAM 'EXCELLENT'

EPC RATING A+
- 
GOLD+ WELL BUILDING STANDARD

PLANETMARK
- 
CARBON NEUTRAL BUILD

MAX PV GENERATION
- 
LOW ENERGY HIGH EFFICIENCY INTERNAL AND EXTERNAL LED LIGHTING
- 
100% CAR AND VAN CHARGE POINTS

BATTERY STORAGE

WELLNESS



A BETTER BUILDING

Our buildings are designed with our occupiers in mind, offering the best possible spaces for their businesses to thrive. The inclusion of battery PV storage, energy efficient LED lighting, rainwater harvesting, heat recovery systems, smart energy metering and hygienic touchless entry points allow occupiers the opportunity to save on running costs while creating a comfortable working environment for their employees.

EMPLOYEE WELLBEING

Contemporary, market-leading office accommodation offering a light comfortable environment for employees, with hygienic touchless entry doors, shutters and lift, ionized air conditioning.

PR1 is very close to public transport and offers 100% EV employee parking. Secure bicycle storage comes as standard.

CBRE



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REAL ESTATE**

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KSP



PATRIZIA

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