

AVAILABLE NOW

SEGRO PARK CORONATION ROAD PARK ROYAL, LONDON

NW10 7PH

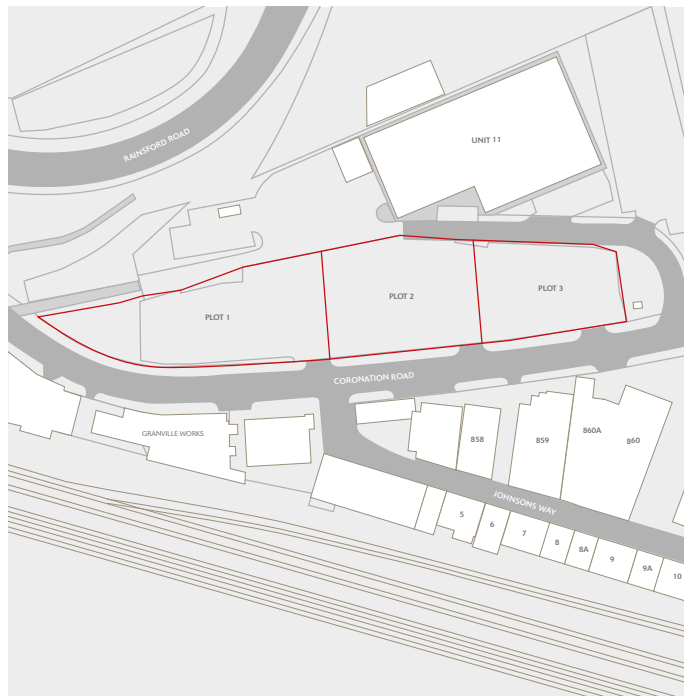
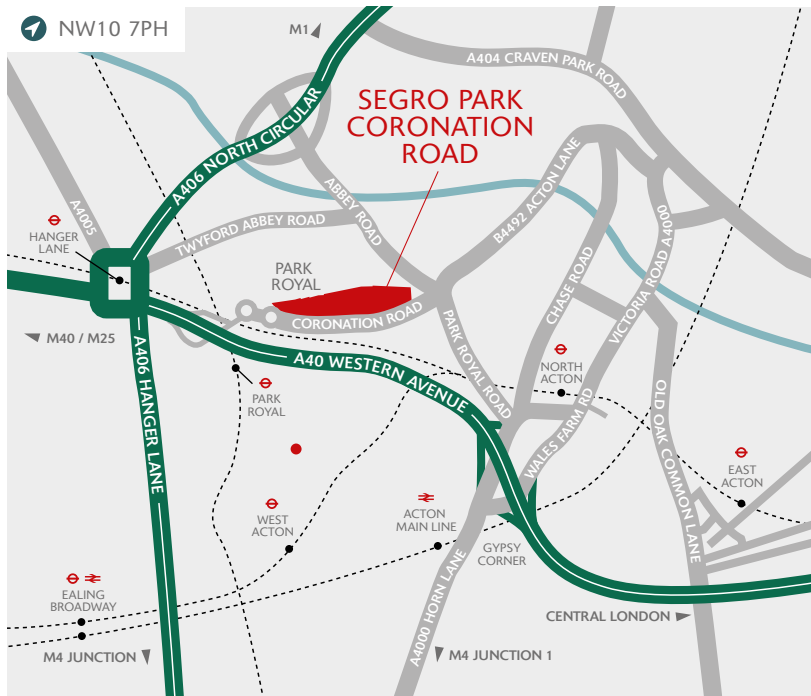
TO LET:

C.1.4 ACRES

**16,602 – 62,512 SQ FT
(1,542 – 5,808 SQ M)**

A PROMINENTLY POSITIONED SECURE YARD / OPEN
STORAGE SITE, AVAILABLE ON FLEXIBLE LEASE TERMS





DESCRIPTION

An opportunity to occupy a site that is strategically situated at SEGRO Park Coronation Road, formerly known as Matrix, in Park Royal fronting Coronation Road. The site sits just behind the A40 (Western Avenue), providing excellent transport connections and easy access to Central London and the national motorway network. Sole access to the site is off Coronation Road. The site is gated and benefits from a water and power supply.

DISTANCES

BY ROAD

PARK ROYAL STATION	0.6 MILES
HANGER LANE STATION	0.8 MILES
ACTON STATION	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

ACCOMMODATION

The opportunity ranges from 16,602 – 62,512 SQ FT, with the option for the land to be let in its entirety or divided into three separate offerings.

PLOT 1	25,492 sq ft
PLOT 2	20,418 sq ft
PLOT 3	16,602 sq ft
COMBINED TOTAL	62,512 sq ft (5,808 sq m)

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

USE

Use of the site is flexible, within the existing open storage planning consent.

LEASE TERMS

Upon application.

RENT

Upon application.

EPC

Not applicable.

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/PARKCORONATIONROAD

Or, alternatively, please contact our retained agent:



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