

AVAILABLE NOW

PLOTS 1-3

SEGRO PARK CORONATION ROAD

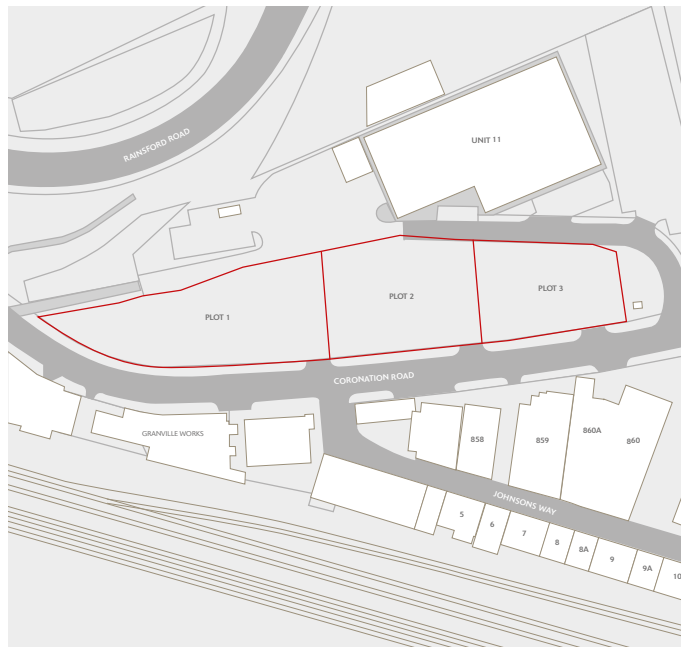
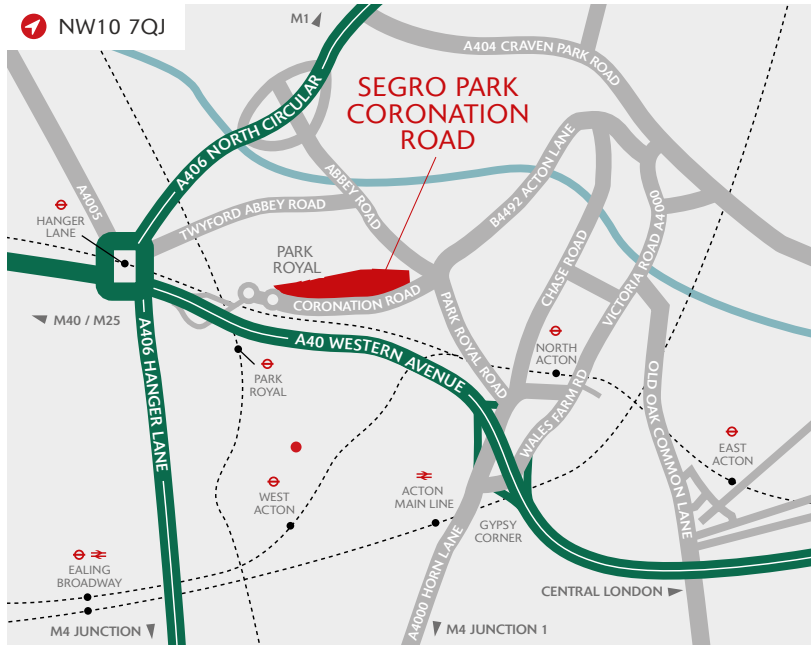
PARK ROYAL NW10 7QJ



TO LET

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

15,298 – 54,590 SQ FT (1,421 – 5,072 SQ M)
1.25 ACRES TOTAL



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.

SITE DETAILS

- 80 kVA three-phase power supply to each of the three plots
- Isolated water supply fed to each plot
- Secure fencing around the entire outer boundary
- Separate secure gated access to each of the plots
- C40 Concrete hardstanding

ACCOMMODATION

The opportunity ranges from 15,298 – 54,590 SQ FT, with the option for the land to be let in it's entirety or divided into three separate offerings.

PLOT 1	19,230 sq ft
PLOT 2	20,062 sq ft
PLOT 3	15,298 sq ft
COMBINED TOTAL	54,590 sq ft (5,072 sq m)
	1.25 acres

(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.

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

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 10.3 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 the joint agents:



Richard Flood
020 3369 2471
Joe Skinner
020 3369 2430



James Miller
020 3369 2510
Katy Kenealy
020 3369 2495



Jack Booth
020 3369 2441
Tom Scott
020 3369 2459

SEGRO

SEGRO.com

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 05/24.