

TAKE THE NEXT STEP UP

WITH A NEW SUSTAINABLE PRIME WAREHOUSE UNIT



76,911 SQ FT Available Q4 2023



BEST-IN-CLASS WAREHOUSE UP-SCALED

76,911 SQ FTAvailable Q4 2023





100% ELECTRIC 100% EV CHARGING



BATTERY STORAGE

Cost saving - £1.50 per sq ft*



MAXIMUM PV COVERAGE

Across the entire roof

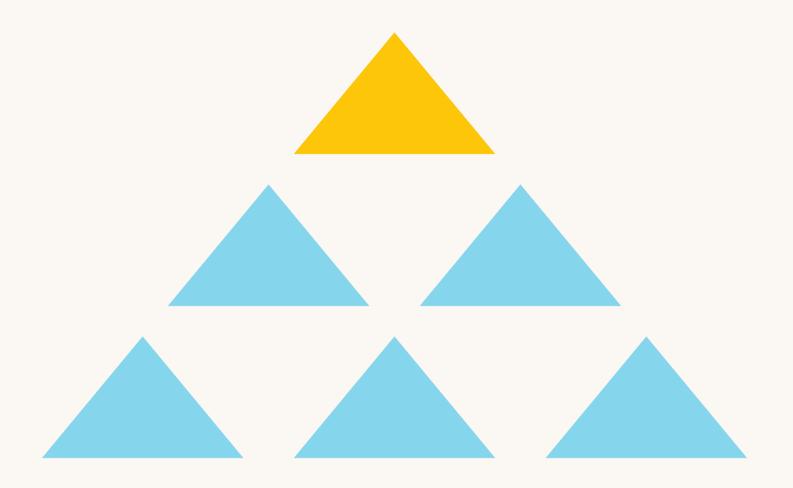


25% MORE CUBIC CAPACITY

than other warehouses in the area

*more info available

29-31 Abbey Road, London, NW10 7SJ





A NEXT GENERATION LOGISTICS WAREHOUSE PERFECTLY LOCATED IN **PARK ROYAL**, THE PREMIER INDUSTRIAL LOCATION FOR WEST LONDON. IT'S BIGGER, BETTER AND MORE ADVANCED THAN OTHER WAREHOUSES IN THE AREA.

RAISING STANDARDS





A new generation of industrial warehouse



50m yard depth



360° lorry turning



5m⁺ households within 20 minutes



Level access loading doors

Dock level loading doors



BREEAM Excellent PR2 has a 50m yard depth, 360° lorry turning, and 15m clear height. PR2 is a smart and sustainable building that can help you attract and retain employees.

PR2 is 100% electric with maximum rooftop EV coverage and offers fully equipped car and delivery van EV charging points. Battery storage is included.

15m clear height offers extra volume, and the option to add a mezzanine floor, making PR2 perfect for companies seeking flexibility and growth.





Increased rail connectivity with new infrastructure, including HS2/Elizabeth Line benefiting the area.



High-speed connection to the UK Motorway network via the M4O and the M25 (10 miles).



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

PR2 is perfectly located in the premier industrial estate in West London, and on Abbey Road, the key arterial road in the area.

It has easy access to A4O/M4O/A4O6, multiple London Underground (Central, Piccadilly, Bakerloo, Elizabeth Line) and National Rail stations to help attract a skilled local workforce.

Drive times*

WEMBLEY

CENTRAL LONDON

HEATHROW

30

OXFORD

SLOUGH

60

GATWICK

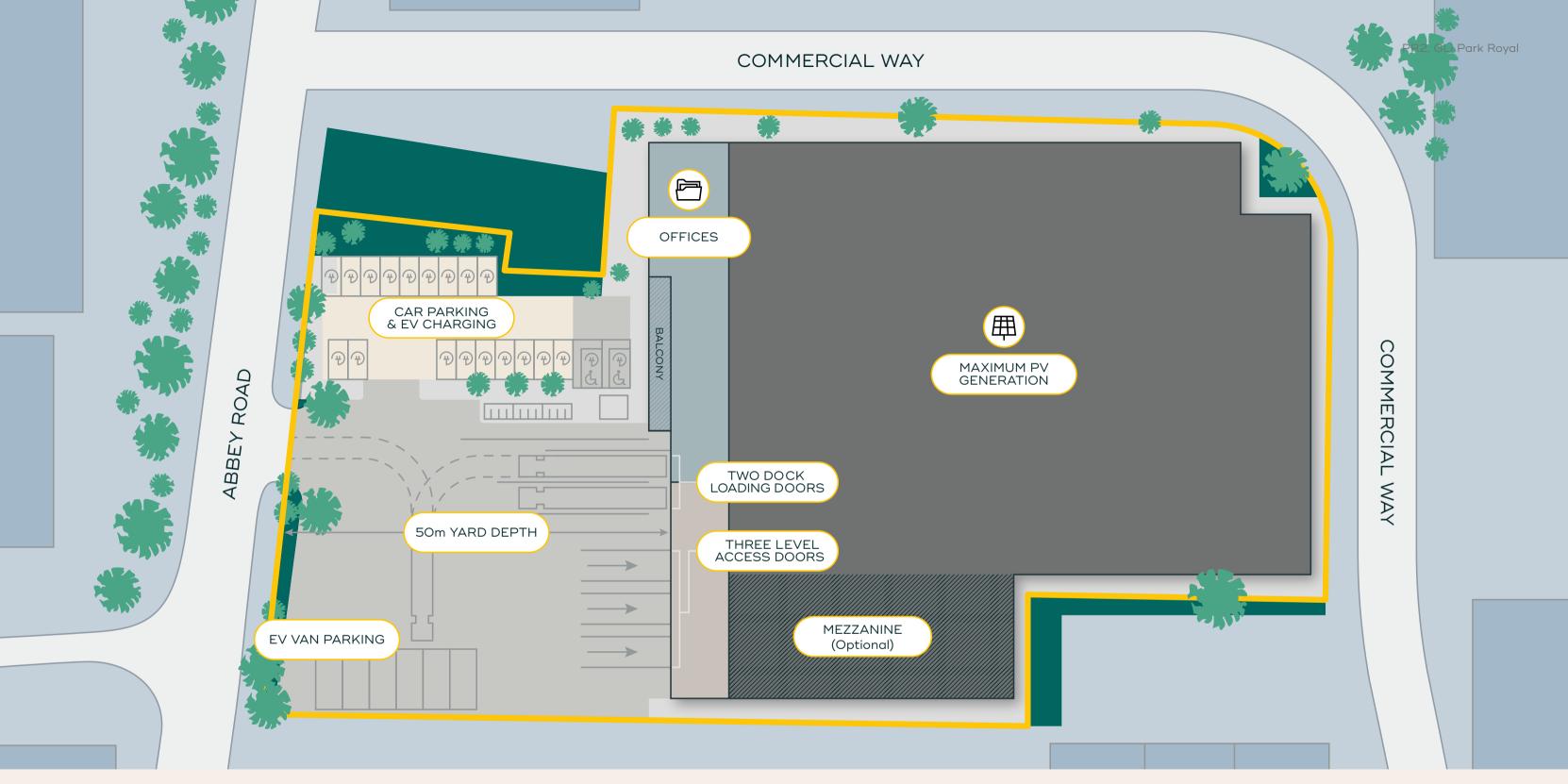
60

BIRMINGHAM

110



^{*}Times from Google maps

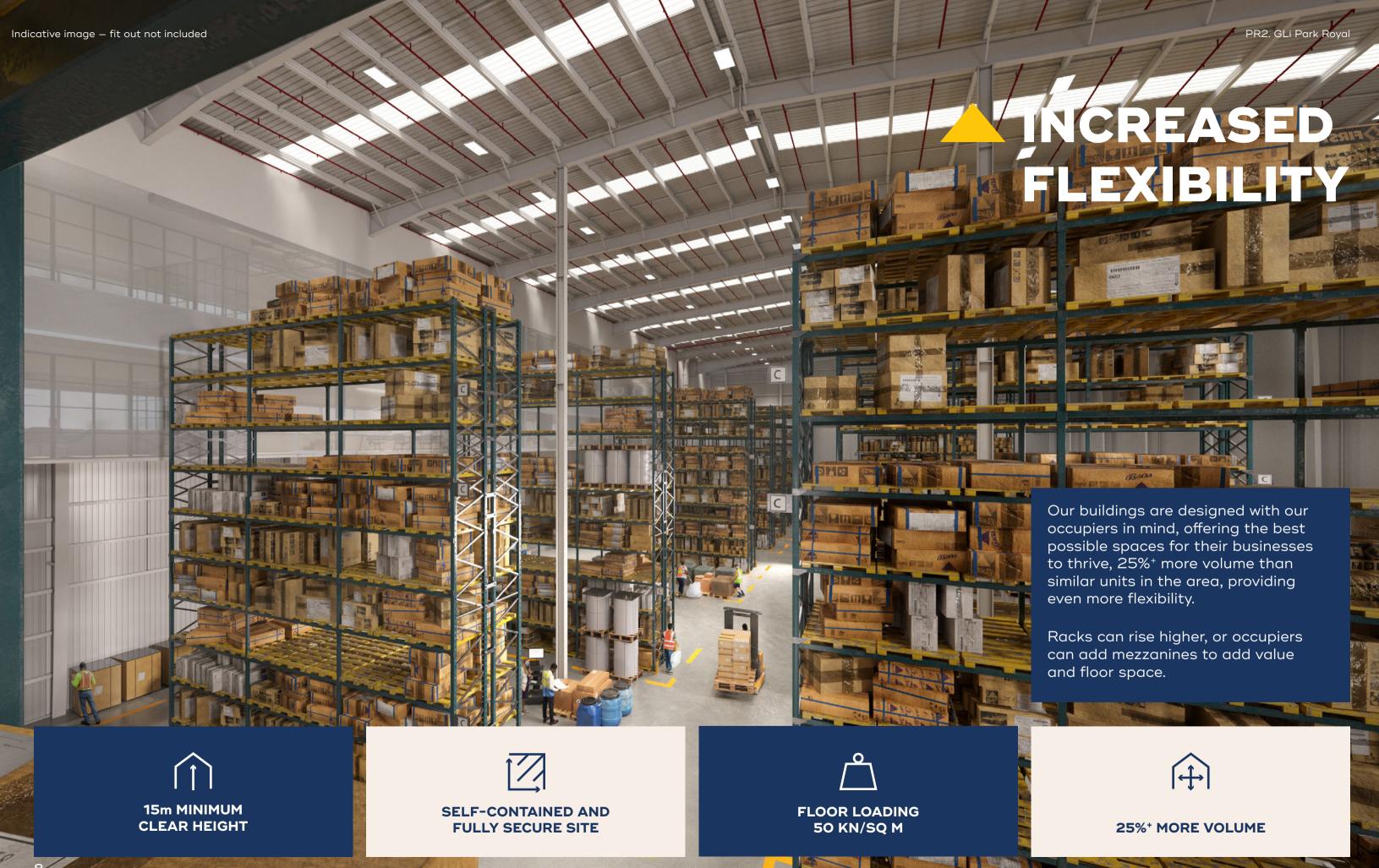


	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	58,510	5,436
FIRST FLOOR OFFICE (INCL. CORE)	7,095	659
SECOND FLOOR OFFICE (INCL. CORE)	4,770	443
MEZZANINE	6,536	607
TOTAL AREA	76,911	7,145

LEVEL ACCESS DOORS	3
DOCK LOADING DOORS	2
CAR PARKING (100% EV)	20
VAN PARKING (100% EV)	9

	FLEET EVC	9
	CYCLE STORAGE	39
_	MEZZANINE FLOOR LOADING	15KN/M ²
_	TOTAL POWER	850KVA









GLi is a joint venture between Patrizia and KSP to develop a portfolio of next generation logistics warehouses within the M25.

Our properties will be sustainable, easy to lease and highly efficient to operate. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.



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