

PRIME LAST MILE LOCATION

Willen Field Road, Park Royal, London, NW10 7BQ [///kind.admire.ranges](http://kind.admire.ranges)

AVAILABLE JUNE 2024
ON FLEXIBLE LEASE TERMS

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PROLOGIS

PARK DC3
ROYAL

50,076 SQ FT

Warehouse and office space
with large 30,000+ sq ft secure yard

 **PROLOGIS**[®]

PROLOGIS
PARK ROYAL DC3

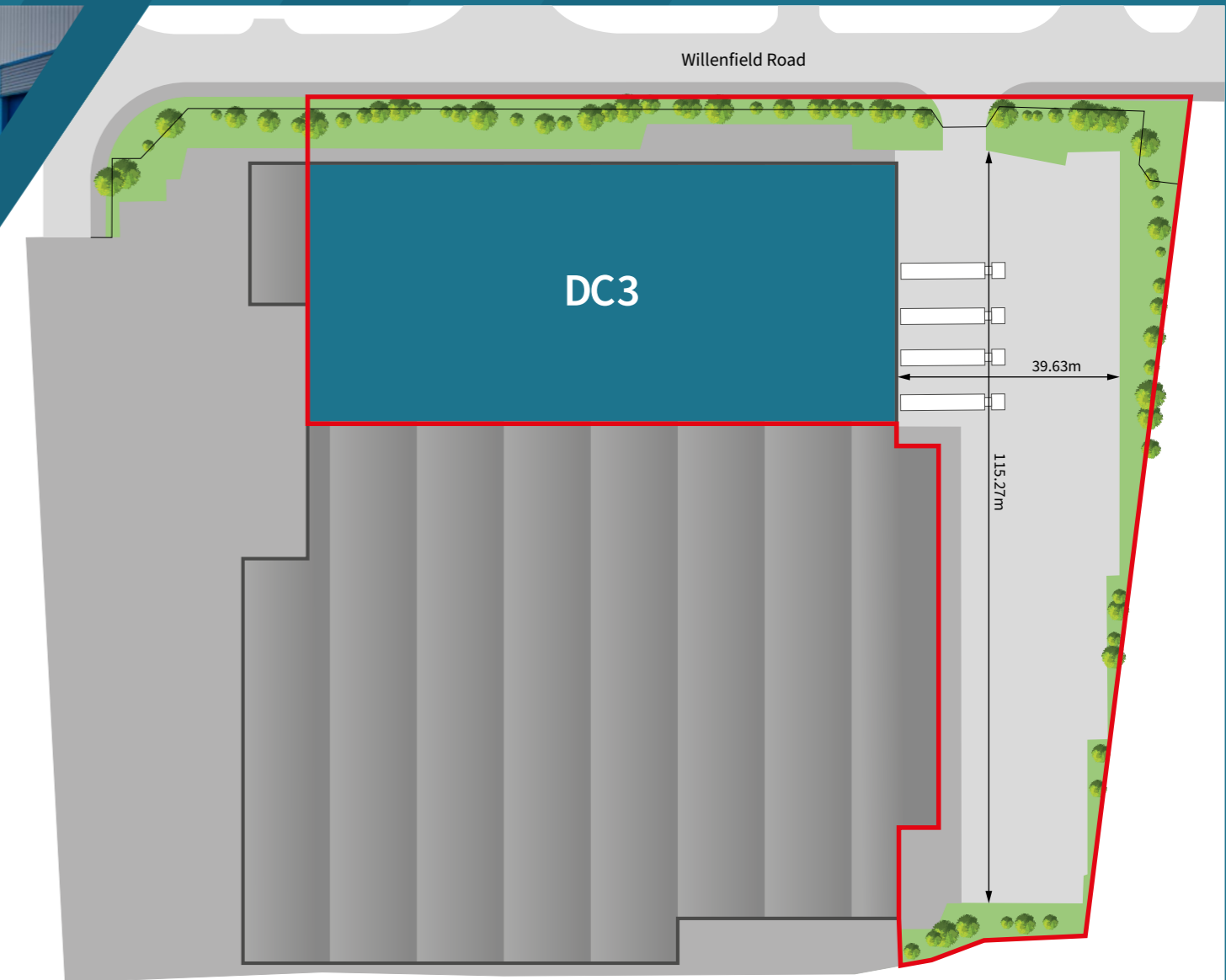


Prologis Park Royal DC3 has 50,076 sq ft of high quality semi-detached warehouse and office space with a rare 115m long secure yard, providing off-road parking and external amenity space.

DC3	SQ FT	SQ M
Warehouse	39,481	3,668
Office Ground Floor	5,325	495
Office First Floor	5,270	490
Total (GEA)	50,076	4,653

SPECIFICATION

- 8.7m Clear Height
- 4 Level Access Doors
- EPC Rating C
- Ability to Upgrade Power to 1 MVA
- Fully Secure & Gated Yard
- 39m Yard Depth
- 115m Yard Length
- LED Lighting
- Integrated Office Accommodation



PRIME LAST MILE LOCATION

We know that people make your business what it is and that attracting and retaining those people is important.

Prologis Park Royal DC3 is located in an area that has access to a fantastic labour pool, ideally suited to the industrial and logistics market. Harlesden Station is only a 13 minute walk away, and Willesden Junction, Park Royal and North Acton stations

are also all within walking distance, giving access to the Bakerloo, Central and Piccadilly Line as well as London Overground services. Local bus services run to nearby Central Way and Abbey Road stops.

WORKFORCE IN THE LOCAL AREA

340K >>>>

Workforce of over 340k within a 20 minute drive

1.3M >>>>

Workforce of over 1.3m within a 30 minute drive



Connections

A40	1.3 miles	5 mins
West End (Oxford Circus)	7.5 miles	30 mins
City (Bank)	10.0 miles	45 mins



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

MILENA BLAIR
REAL ESTATE & CUSTOMER
EXPERIENCE MANAGER



From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.

Michael Gray, General Manager, Halfords.



On-Site Security



Bus Services



Park Signage



Litter Picking



Snow Clearance / Road Gritting



On-Site Parking Controls



Green Travel Plan



Maintained Park Drainage



Community Liaison



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.

Prologis Essentials

For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.



For more information, please visit prologis.co.uk/Essentials

PROLOGIS
PARK ROYAL DC3

Willen Field Road
Park Royal
London
NW10 7BQ

For more information regarding
this building, please visit:

prologis.co.uk/prologis-park-royal



A406 N Circular Rd	1.4 miles	4 mins
M1 J1	4.6 miles	9 mins
Central London	8.5 miles	24 mins
M25 J16	12.9 miles	20 mins
Heathrow Airport	16 miles	26 mins

DC3 is perfectly located in Park Royal, the premier industrial location for West London, with exceptional connectivity to Central London and the National Road Network (via the A406, A40 and the M25).

A population of 682,067 and 265,949 households is accessible within a 20 minute off-peak drive time.

(Source: Experian)


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