

AVAILABLE JUNE 2024

PROLOGIS  
**CENTRAL  
PARK** DC2

PARK ROYAL

**17,867 SQ FT**

Urban logistics warehouse

Central Way, Park Royal, London, NW10 7FY

[///sound.activism.hung](http://sound.activism.hung)



CENTRAL  
PARK

PROLOGIS  
**CENTRAL  
 PARK** DC2  
 PARK ROYAL

Prologis Central Park DC2 has 17,867 sq ft of high quality detached warehouse and office space, situated on a prime industrial estate in Park Royal, North West London.

The unit benefits from an 8m internal height to the haunch, 2 level access loading doors, first floor offices, and undercroft warehouse space on the ground floor. Externally, DC2 benefits from 10 car parking spaces in a separate demised yard.

**The property is currently undergoing refurbishment and will be ready for occupation from June 2024.**

DC2	SQ FT	SQ M
Warehouse	15,480	1,438
Office First Floor	2,387	222
<b>Total (GEA)</b>	<b>17,867</b>	<b>1,660</b>



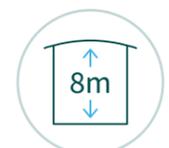
Detached warehouse



Target EPC A



2 level access loading doors



8m clear height



Demised yard with 10 parking spaces



3 dual EV chargers



Rainwater harvesting



Ability to upgrade power to 260 kVA



Solar PV

# PRIME CENTRAL LOCATION

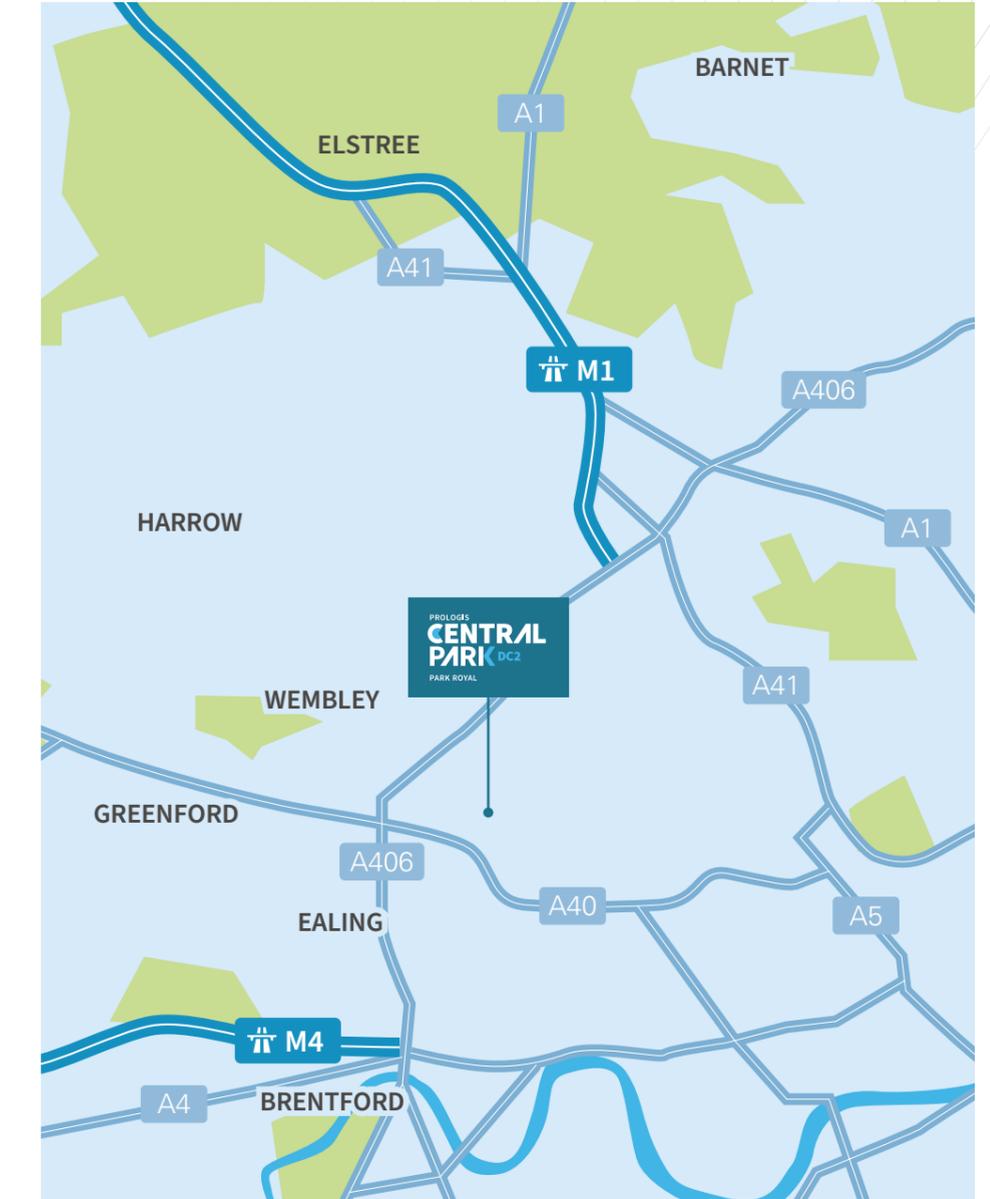
Situated in Park Royal, North West London, Central Park is one of London's premier industrial locations.

DC2 is located in a prominent position off Central Way, with easy access to the M40, M1, M4 and M25 and the national motorway network beyond. Public transport links are also strong with multiple bus and train routes running through Park Royal – Harlesden, North Acton, and Park Royal stations (Underground and Overground) are all within 2 miles.



## TRANSPORT LINKS

A40 Western Avenue	1 mile
A406 North Circular	1 mile
M1 (junction 1)	4.5 miles
M4 (junction 1)	10.5 miles
M25 (junction 16)	12 miles
Heathrow Airport	13 miles
West End	5 miles
Harlesden station (Bakerloo line)	0.5 miles
North Acton station (Central line)	0.7 miles
Park Royal station (Piccadilly line)	2.1 miles



PROLOGIS

# CENTRAL PARK DC2

PARK ROYAL

## TERMS

A new lease is available by arrangement, further details available from our joint agents.

## VIEWINGS

For further information about the building please contact our joint agents.



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