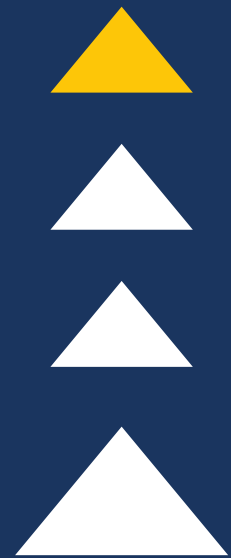


PR2

**TAKE THE
NEXT STEP UP**

WITH A NEW SUSTAINABLE
PRIME WAREHOUSE UNIT



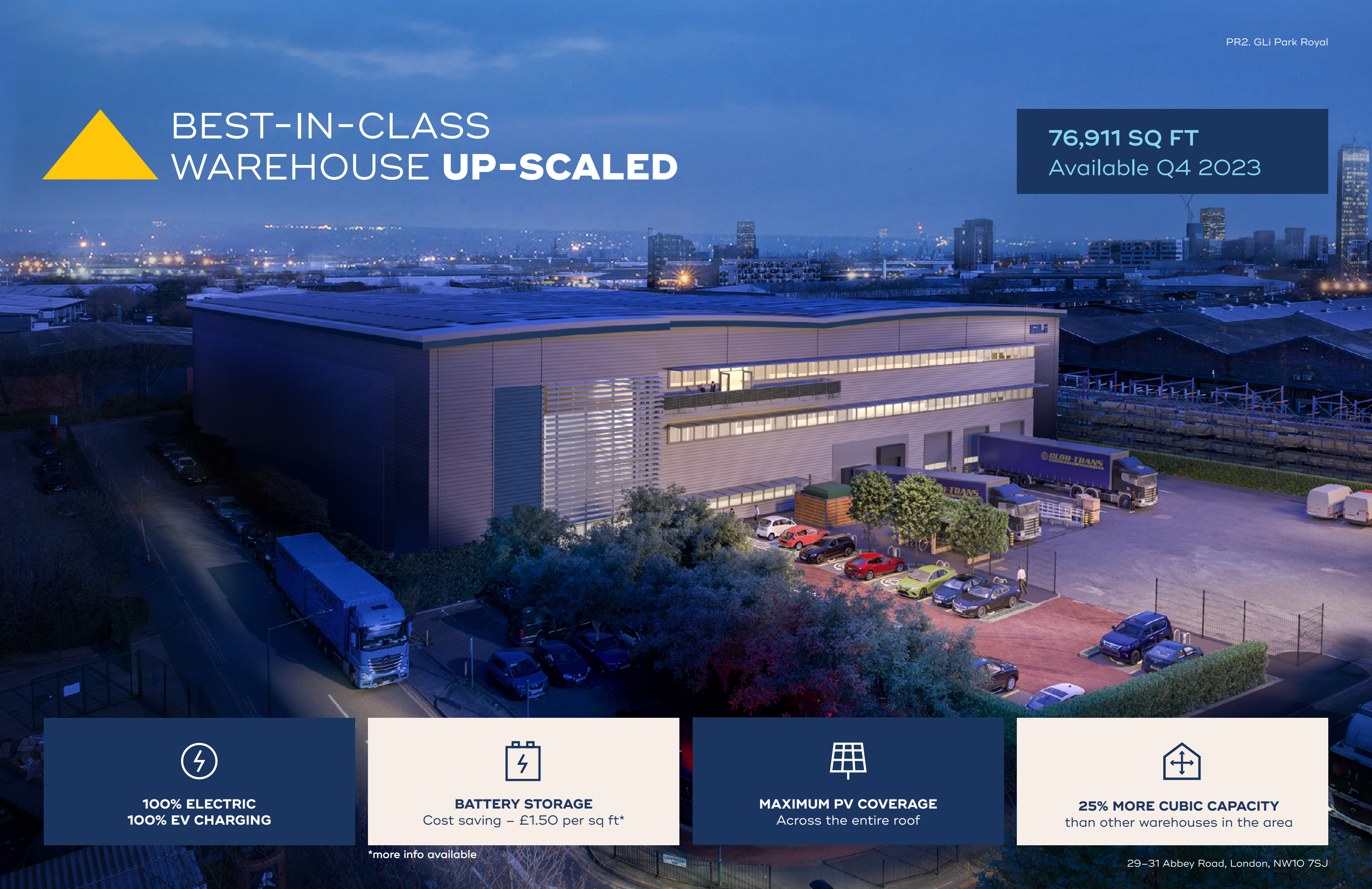
29-31 Abbey Road,
London, NW10 7SJ


76,911 SQ FT
Available Q4 2023




BEST-IN-CLASS WAREHOUSE **UP-SCALED**

76,911 SQ FT
Available Q4 2023





100% ELECTRIC
100% EV CHARGING



BATTERY STORAGE
Cost saving – £1.50 per sq ft*

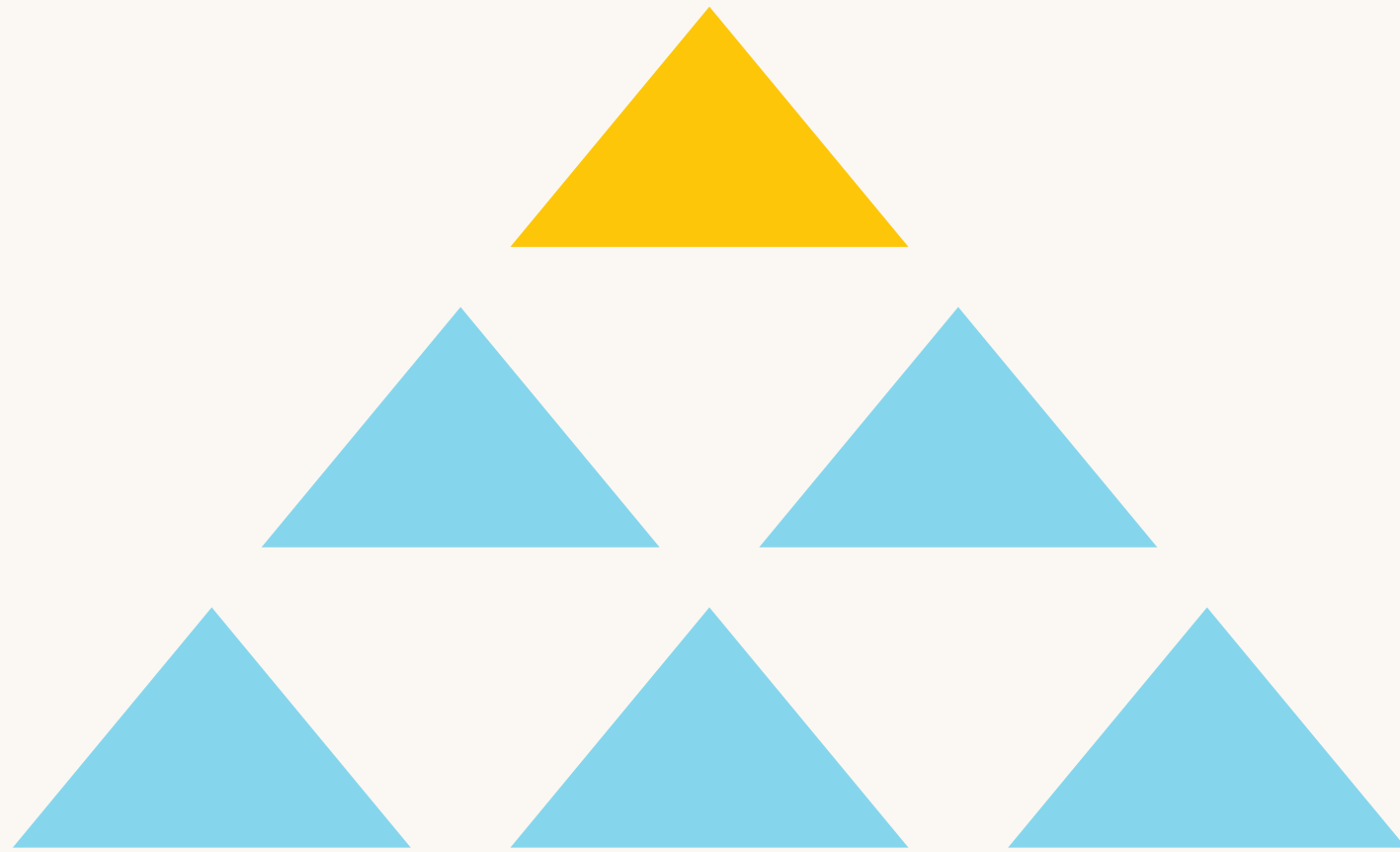


MAXIMUM PV COVERAGE
Across the entire roof



25% MORE CUBIC CAPACITY
than other warehouses in the area

*more info available



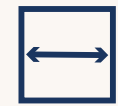
PR2

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.

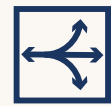
RAISING STANDARDS



Brand new
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

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.

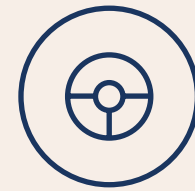
PR2 is 100% electric with maximum rooftop EV coverage and offers fully equipped car and delivery van EV charging points. Battery storage is included.

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

BIG INDUSTRY



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



High-speed connection to the UK Motorway network via the M40 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.

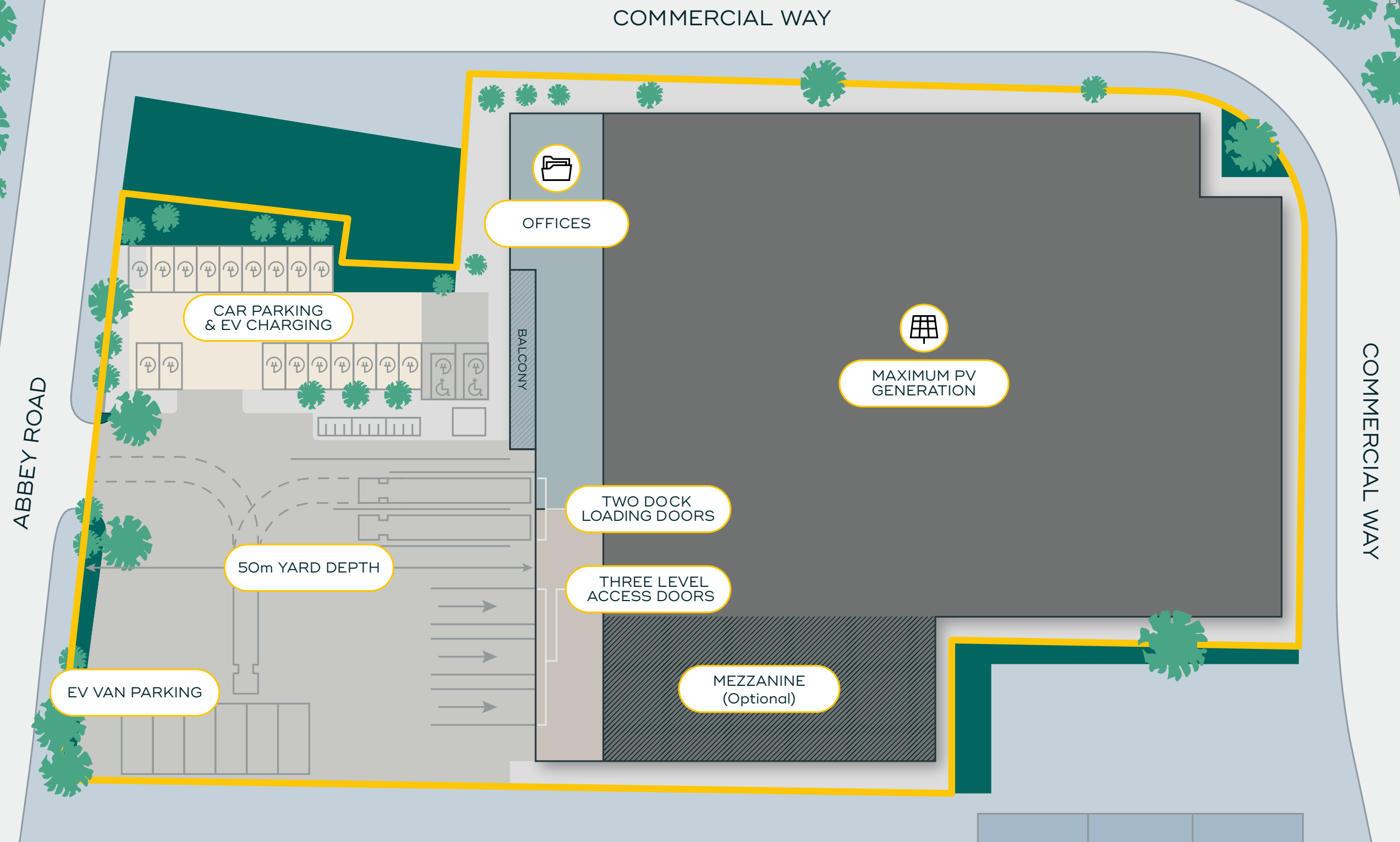
It has easy access to A40/M40/A406, multiple London Underground (Central, Piccadilly, Bakerloo, Elizabeth Line) and National Rail stations to help attract a skilled local workforce.

Drive times*

WEMBLEY	10
CENTRAL LONDON	20
HEATHROW	20
SLOUGH	30
OXFORD	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	FLEET EVC	9
DOCK LOADING DOORS	2	CYCLE STORAGE	39
CAR PARKING (100% EV)	20	MEZZANINE FLOOR LOADING	15KN/M ²
VAN PARKING (100% EV)	9	TOTAL POWER	850KVA

All areas are approximate and calculated on a gross external basis (GEA).

 **NOT TO SCALE**
Indicative only

INCREASED FLEXIBILITY

Our buildings are designed with our occupiers in mind, offering the best possible spaces for their businesses to thrive, 25%+ more volume than similar units in the area, providing even more flexibility.

Racks can rise higher, or occupiers can add mezzanines to add value and floor space.



15m MINIMUM CLEAR HEIGHT



SELF-CONTAINED AND FULLY SECURE SITE



FLOOR LOADING 50 KN/SQ M



25%+ MORE VOLUME

PR2

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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