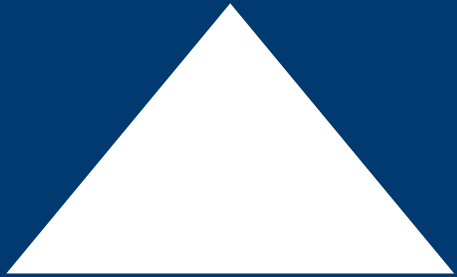


PR2

**A STEP UP IN
PARK ROYAL**

The best prime logistics
warehouse in London's
most strategic
industrial location.



29 Abbey Road
London, NW10 7SJ
what3words ///advice.pets.place

77,705 SQ FT
Available Q3 2024

SPACE TO GROW

A future-proofed logistics warehouse that will optimise your supply chain. PR2 delivers 50% more volume than alternative Park Royal units with the option of a 43,055 sq ft mezzanine expansion that increases floor space to 120,760 sq ft. Maximum rooftop solar PV delivers an £80,000 energy cost saving p.a.*

 50% More Volume

 43,055 sq ft Mezzanine Expansion

 100% Electric Van & Car Charging

 1MVA Power

 PV Cost Savings of £80,000 pa

 50m Yard Depth



77,705 SQ FT
Available Q3 2024

*Details available on request

PARK ROYAL IS ON THE MONEY

Park Royal is the UK's premier logistics location servicing Central London. It is within minutes of the A40, North Circular, the M40, the M25, the M1 and Heathrow Airport. It supports 1,700 businesses that employ 43,100 employees in the Food, Logistics, & Film Sectors.

The best connected industrial estate in the UK

The most strategic industrial location servicing Central London

HS2 and the Elizabeth Line interchange will make this one of the best connected sites in the London area

**4 ZONE 3
TUBE STATIONS**

within a 15 min
walk

**A40 & NORTH
CIRCULAR ROAD**

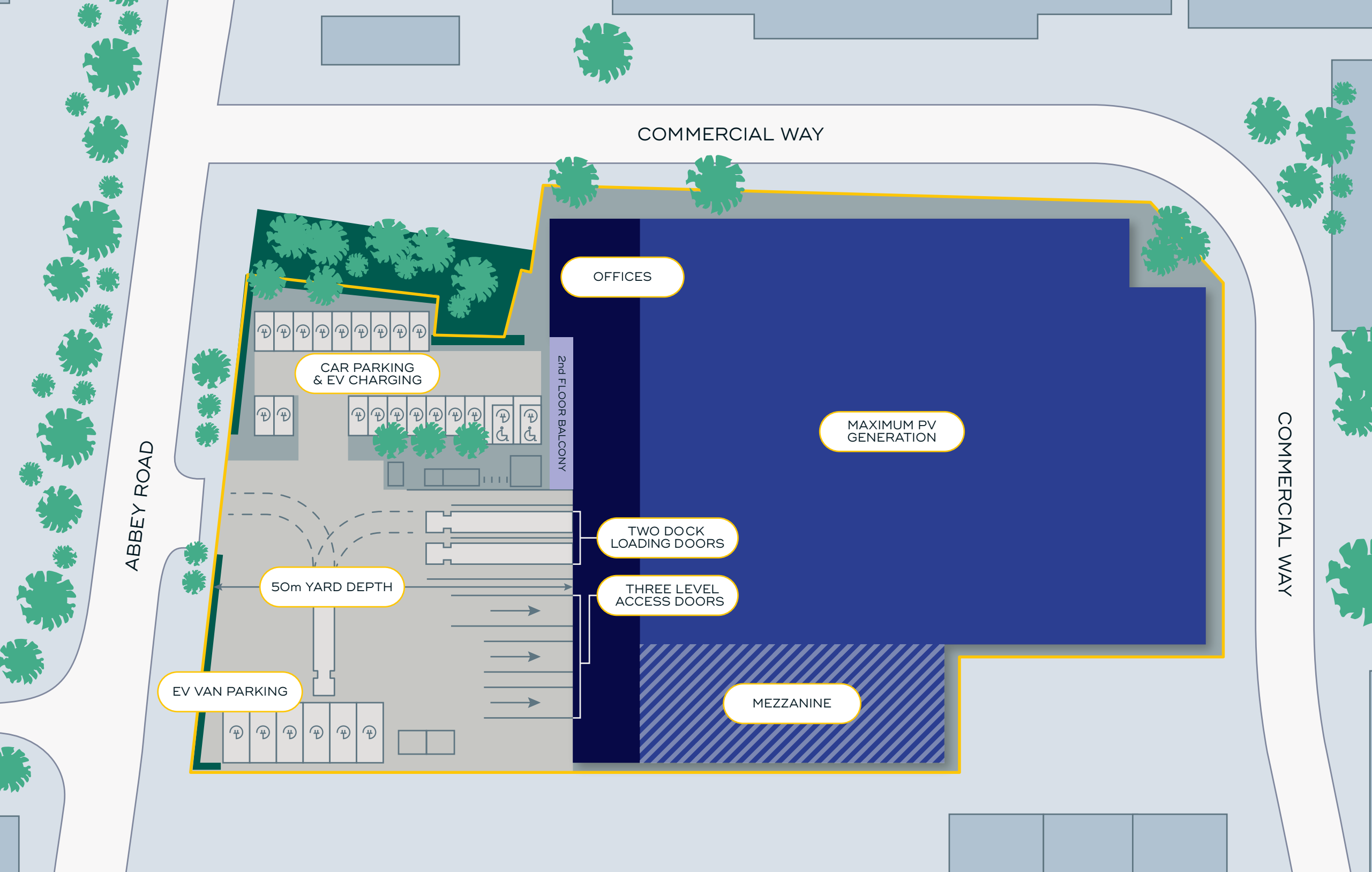
within a 5 min
drive


**DELIVERY
TO LONDON**


within a 20 min
drive


**2M
PEOPLE**


within a 30 min
drive





- 
15M
CLEAR HEIGHT


- 
TWO DOCK LEVEL
LOADING DOORS

- 
THREE LEVEL
ACCESS LOADING
DOORS

- 
15KN/SQ M
MEZZANINE
FLOOR LOADING

- 
1MVA
TOTAL POWER

- 
50 KN/M2
(15 KN/M2 MEZZANINE)
FLOOR LOADING

- 
NOT TO SCALE
Indicative only

	SQ FT	SQ M
GROUND FLOOR	57,738	5,364
FIRST FLOOR OFFICE	7,255	674
SECOND FLOOR OFFICE	5,726	532
MEZZANINE	6,986	649
TOTAL AREA	77,705	7,219

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

BIG ON SPACE

10m
CLEAR
HEIGHT

15m
CLEAR
HEIGHT

EXISTING MEZZANINE

55%
MORE SPACE
Potential mezzanine
extension

BENEFITS OF 15M HEIGHT

- ▶ Option to add up to an additional 43,055 sq ft mezzanine that means 55% more operating space and even greater business flexibility
- ▶ Cost effective to install automated systems
- ▶ Ideal for food operators
- ▶ Ideal for self-storage operators
- ▶ Ideal for film studio operations

RAISING THE ROOF

BENEFITS OF 15M HEIGHT

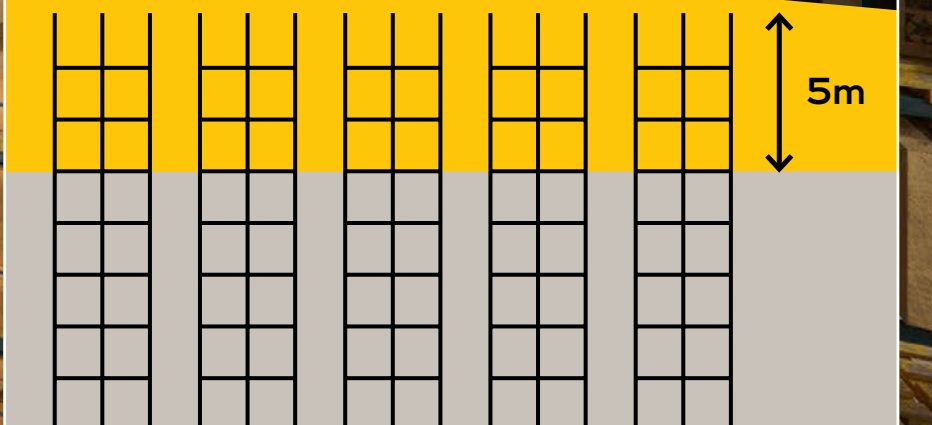
- ▶ 35% more pallets than a 12m warehouse height
- ▶ 60% more pallets than a 10m warehouse height

10,408 Pallet Locations (VNA)

7,645 Pallet Locations (WA)

5M HIGHER THAN A TYPICAL PARK ROYAL WAREHOUSE


15m clear height offers 50% more volume than 10m warehouses. That means three additional tiers of pallets.




DELIVERING A SUSTAINABLE FUTURE

PR2's future-proofed, innovative design lowers occupier energy and operational costs. EPC A+ and BREEAM Excellent targets prepare the property for the regulatory impacts of London Zero 30.

- ▶ Supporting Corporate Sustainability Goals
- ▶ Exceeding London Zero 30 Regulatory Requirements
- ▶ Saving Operational Costs with Efficient 100% EV Van Fleet Charging



MAXIMUM CAPACITY
SOLAR PV




41 BICYCLES STORAGE
(+ BIKE CHARGING)




RAINWATER
HARVESTING




WATER LEAK
DETECTION



LED LIGHTING
75% LESS ENERGY
25% MORE DURABILITY



SUB-METERING OF
ENERGY CONSUMPTION



100% EV CHARGING
POINTS



GREEN
LEASES


BREEAM
EXCELLENT
TARGETED



CARBON NEUTRAL
BUILD



TARGET EPC A+



WELL-ENABLED DESIGN

FAST-TRACKED DELIVERY



DRIVE TIMES (MINS)

N. CIRCULAR	3
WESTWAY A40	10
CENTRAL LONDON	20
HEATHROW	20
SLOUGH	30
GATWICK	60

FIND US

- [GOOGLE MAPS](#)
- [///ADVICE.PETS.PALACE](http://www.advice.pets.palace)

LIKE GOLD DUST

PR2 offers a golden opportunity for an occupier who values a warehouse designed for the future, located at the heart of Park Royal, the most important industrial area in the UK. Central London is minutes away. Within 20 minutes you will access:

£9.5 billion average discretionary Income within 30 Mins

2M people accessible within 30 mins peak hours

44 mins average journey to all London postcodes

An unrivalled mix of global occupiers (FedEx, DHL, DPD)



INTERNATIONALLY CONNECTED BY AIR



NATIONALLY CONNECTED BY RAIL



NATIONALLY CONNECTED BY ROAD



*Times from Google maps

THE FUTURE AT WORK

PR2 is designed to attract and retain the best employees in London. It offers a state-of-the-art, vibrant workspace:

- ▶ Modern, comfortable comfort cooled offices, full of natural light
- ▶ Relaxing break out spaces and even a spacious balcony
- ▶ Cycle storage (including electric bike charging), and employee showers
- ▶ Sustainable, bio-diverse landscaping and EV charge points for private cars

PR2 has been designed with employee wellness in mind.



Natural Light



Comfort Cooling and Heating



Employee Showers



Break out Spaces



Well Design Principles



Bio-diverse Landscaping

LAST WORD IN LAST MILE

PR2 is part of the extensive and award-winning GLi London platform, a portfolio of next generation warehouses with multiple sites across London within the M25.

Our properties are designed to save occupier energy costs and maximise operating efficiency. 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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