

AVAILABLE NOW

CENTRAL WAY | NW10 7XT



nucleus

PARK ROYAL

nucleus

PARK ROYAL

UNIT 1

40,125 SQ FT **FULLY REFURBISHED**

/// LEADER.SINCE.SWING

 CITY OF LONDON

 SHEPHERD'S BUSH


nucleus
PARK ROYAL

 WILLESDEN JUNCTION

POWERGATE BUSINESS PARK

 NORTH ACTON

CRUZIER

 HARLESDEN

Kinetic

McVITIE'S

UNIT 1
40,125 SQ FT

Sainsbury's

ASDA

medilink

GARDEN STUDIOS


Royal Mail

little MOONS
MOCHI ICE CREAM

SUPER STUFF

CLASSIC
FINE FOODS

PREMIER PARK STUDIOS

Greencore

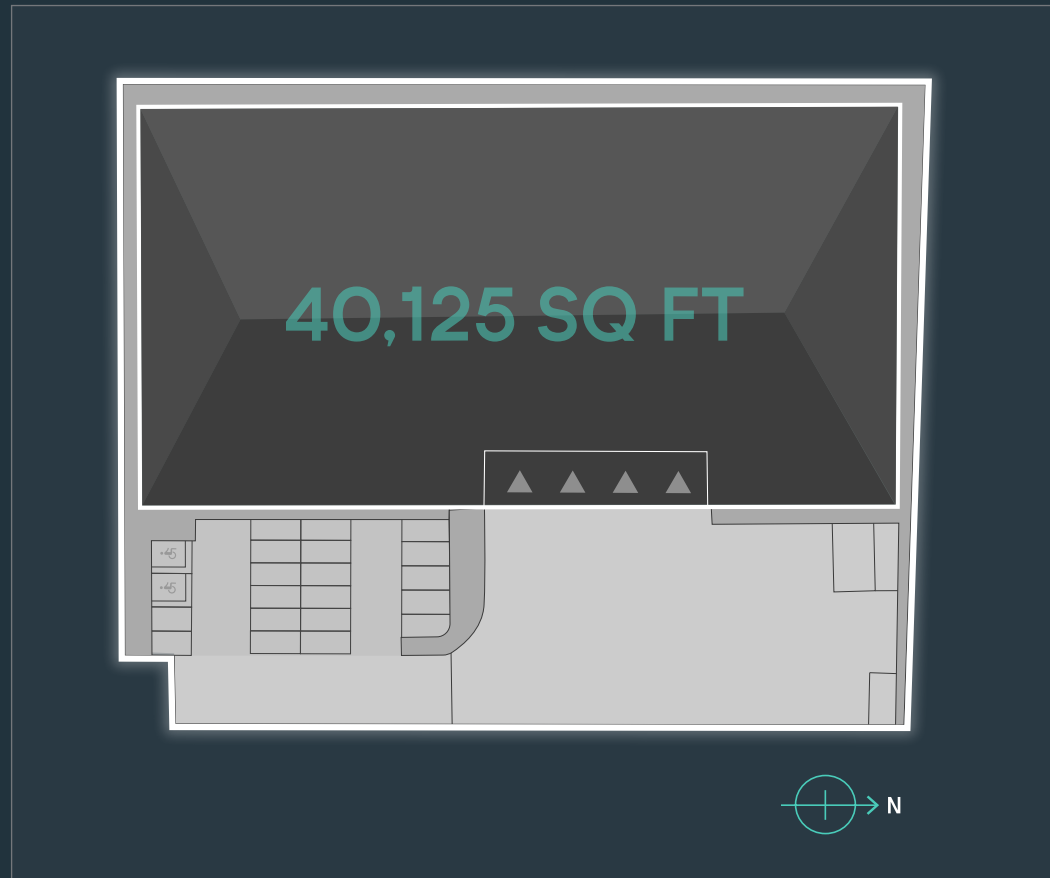
 dpd

DESCRIPTION

Unit 1 comprises a detached, self-contained urban logistics warehouse extending to 40,125 sq ft (3,728m²). The unit was built in 2003 and is of steel frame construction with profiled steel cladding and part brick elevations.

The property has been extensively refurbished to a Grade A specification and includes the installation of numerous ESG measures such as a green living wall, LED lighting, a photovoltaic system and EV chargers, making it a net-zero rated asset with negative energy use and carbon emissions and in turn providing significant energy cost savings.

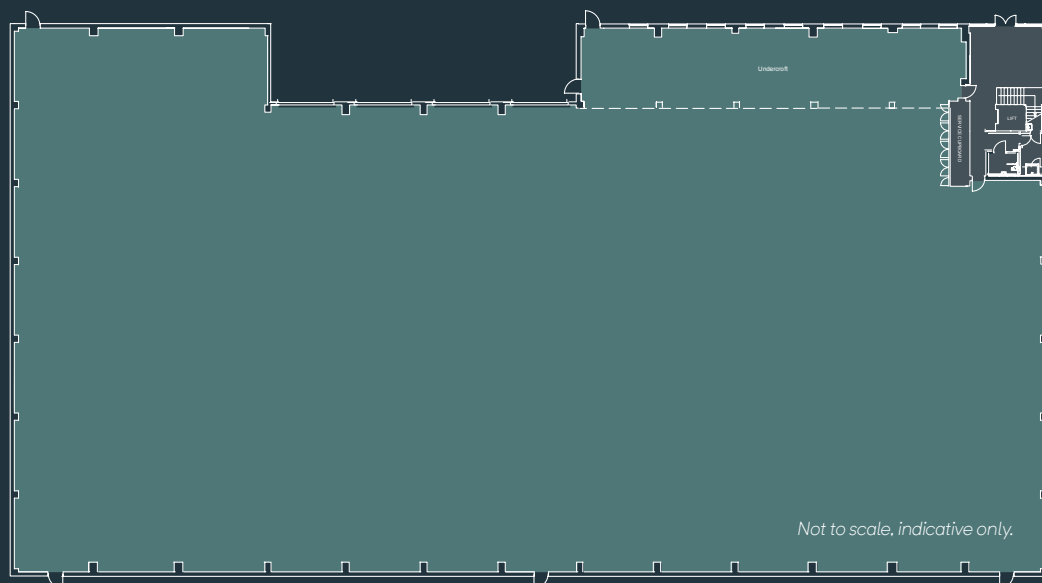




FIRST FLOOR FLOOR PLAN



GROUND FLOOR PLAN



ACCOMMODATION



9.3m Eaves Height



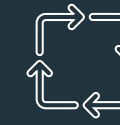
4 Ground Level Loading Doors



35 kN/m2 Floor Loading



800KVA Power Upgrade Available



Self-Contained Site



Secure Yard



Modern Office Accommodation



Ground Floor Reception Area



10 EV Charging Points



EPC A+ Rating



Water Saving Measures

BREEM[®]

Excellent

UNIT 1

SQ FT

SQ M

Warehouse

35,446

3,293

First Floor Office

3,159

293.5

Covered Loading

1,520

141.2

TOTAL

40,125

3,727.7



GREEN
CREDENTIALS



EPC
A+ RATING



315 KWP CAPACITY PV
SYSTEM TARGETED



10 EV CHARGING
POINTS



LED
LIGHTING



WATER SAVING
MEASURES

BREEAM[®]

BREEAM
EXCELLENT



SECURE CYCLE
PARKING

ESG IN ACTION

PHOTOVOLTAIC PANELS

- Targeting the installation of 788 photovoltaic panels with a total capacity of 315kWp
- Anticipated to generate ~265k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier)
- Expected reduction of 60 tonnes of CO² emissions in first year, equivalent to planting 2,869 trees. It is enough to power 118 electric cars for a year, and to power 71 average UK homes
- Potential savings of £33,150 over 5 years for an average logistics occupier (depending on occupier energy consumption profile)

ELECTRIC VEHICLE CHARGING

- Installation of 10 EV charging spaces

LED LIGHTING

- LED lighting throughout

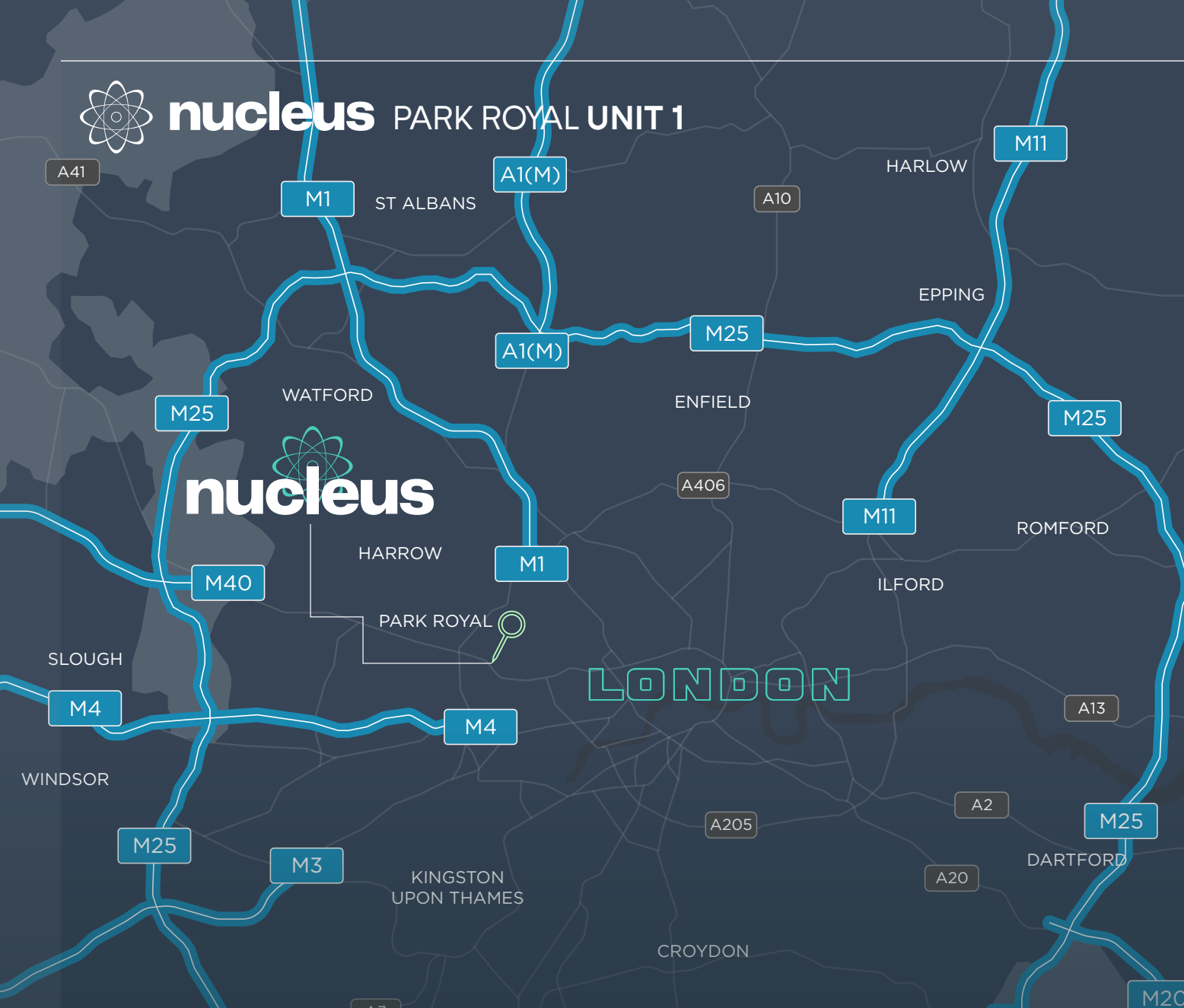
GREEN LIVING WALL

- 120m² of south-east facing living wall
- Will remove 156kg of particulate matter from circulation annually
- Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration
- Will increase the number of invertebrate species on or near the south – east elevation 5-fold which in turn becomes a feeding station for birds and potentially bats
- Reduce heat load on the office





WATER SAVING

- Installation of new efficient taps/cisterns for improved water saving measures

nucleus PARK ROYAL UNIT 1



DEMOGRAPHICS

-  Park Royal is West London's prime urban logistics and industrial location, with almost 2,000 companies calling it home.
-  The estate is in close proximity to numerous major UK motorways: M1 (4 miles), M4 (5 miles), M40 (11 miles), M25 (12 miles) and subsequently the M3 (19 miles).
-  Park Royal has access to Greater London's labour pool of over 7 million people
-  Within 8 miles from the West End and 10 miles from the City of London

LOCATION

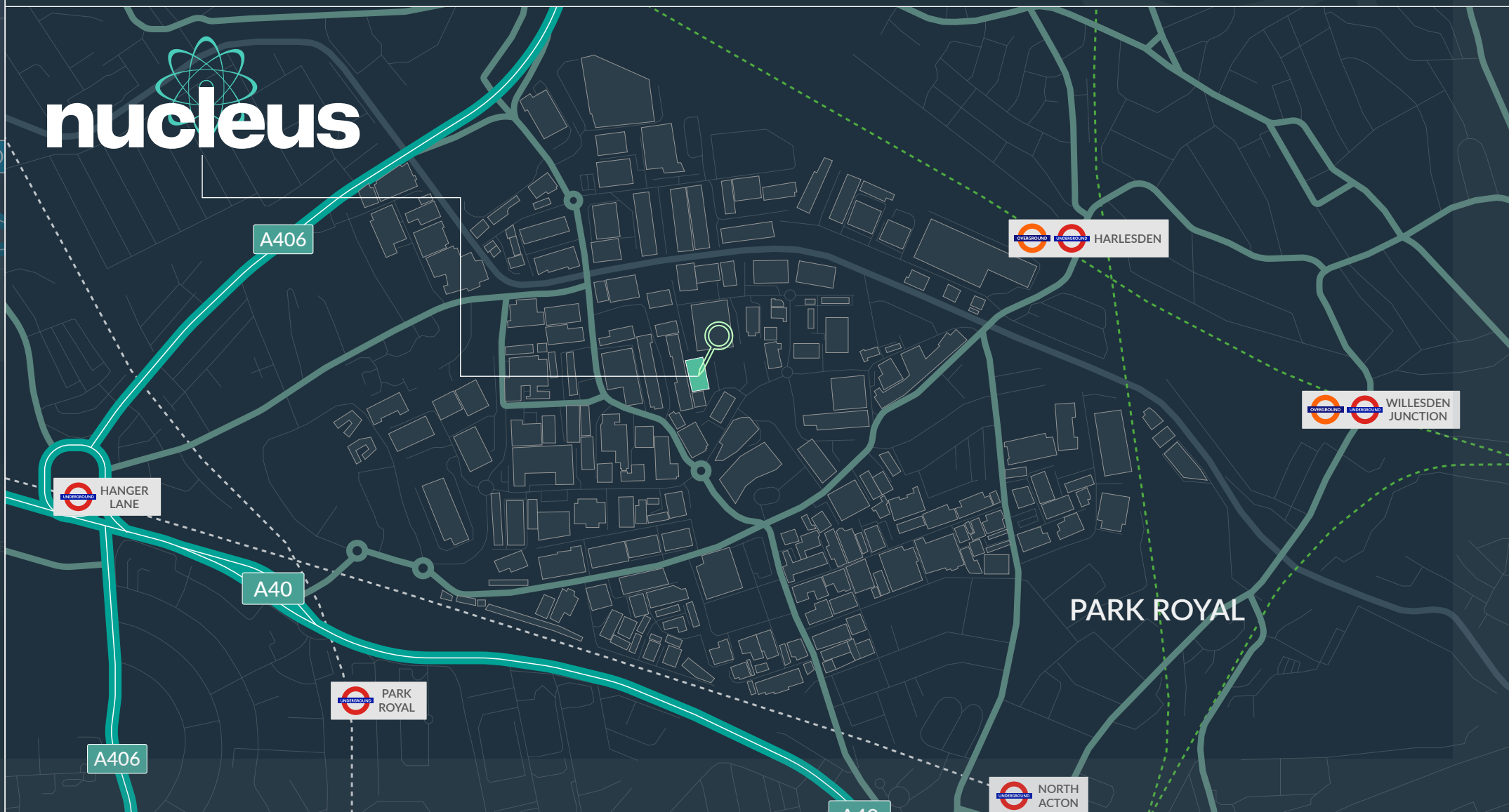
/// LEADER.SINCE.SWING

Nucleus is an urban logistics, multi-let industrial estate located within the heart of Park Royal, the largest industrial estate in the UK, which covers approximately 1,200 acres of Strategic Industrial Land.

The A40 Western Avenue and A406 North Circular Road are a short distance from the property and provide access to Central London to the east and the M40 and M25 motorways to the west as well as the M1 to the north.

ROAD	DISTANCE (MILES)
A40	1.0 miles
A406	1.5 miles
M1 J1	4.3 miles
M4 J2	4.5 miles
Central London	8.5 miles
M4 J3	9.3 miles
M25 (J16)	11.7 miles

UNDERGROUND/RAIL DISTANCE (MILES)	AIRPORT	DISTANCE (MILES)
Harlesden	Heathrow Airport	12.6 miles
North Acton	London City Airport	32.2 miles
Willesden Junction	Luton Airport	30.8 miles
Park Royal	Stansted Airport	41.7 miles





nucleus PARK ROYAL UNIT 1
40,125 SQ FT **FULLY REFURBISHED**



nucleus

PARK ROYAL



WILL FENNEL

M: +44 (0)7818 538 230

E: will.fennell@montagu-evans.co.uk

ROBERT COHU

M: +44 (0)7341 090 165

E: robert.cohu@montagu-evans.co.uk



JOSH PATER

M: +44 (0)7782 271 355

E: jpater@geraldev.com

FREDDIE JOHN

M: +44 (0)7788 394 341

E: fjohn@geraldev.com

EMILY PEARSON

M: +44 (0)7387 134 126

E: epearson@geraldev.com

BOREAL

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by *Eighty* www.eighty.studio