

PRIME LAST MILE LOCATION

50,076 SQ FT

warehouse on 1.99 acres

Available now with flexible lease terms

PROLOGIS

PARK DC3
ROYAL

Willen Field Road / Park Royal / London / NW10 7BQ



UR
D
M
Z

PROLOGIS
PARK ROYAL DC3

PRIME LAST MILE LOCATION

Prologis Park Royal DC3 has 50,076 sq ft of high quality warehouse space. Available immediately, DC3 is located on one of the premier roads within Park Royal and benefits from a range of features to suit the operational needs of your business.

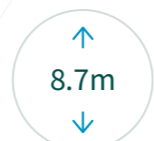


Indicative Image



50,076 SQ FT
 warehouse on 1.99 acres

SPECIFICATION



8.7m Clear Height



3.5m Clear Height Under Mezzanine



4 Level Access Doors



EPC Rating C



34m Yard Depth



Fully Secure & Gated Yard



HGV Access



Integrated Office Accommodation

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

*Excludes storage mezzanine - 12,564 SQ FT / 1,167 SQ M

PROLOGIS
**PARK DC3
ROYAL**

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
Heathrow Airport	16 miles	26 mins
M25 J16	12.9 miles	20 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, A41 and the M25).

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

Harlesden and Willesden Junction Stations are both within walking distance, providing access to the Bakerloo Line and London Overground services.


GERALDEVE
020 7493 3338
geraldve.com

Josh Pater
07782 271 355
jpater@geraldve.com

Freddie John
07788 394 341
fjohn@geraldve.com


020 7493 4002
70 ST MARY AXE, LONDON, EC3A 8BE
MONTAGU-EVANS.CO.UK

Robert Cohu
07341 090 165
robert.cohu@montagu-evans.co.uk

Will Fennell
07818 538 230
will.fennell@montagu-evans.co.uk

Simon Perks
07918 180 479
sperks@prologis.com

Ryan Gordon
07810 463 640
rgordon@prologis.com

Conditions under which particulars are issued:
Gerald Eve and Montague Evans for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gerald Eve and Montague Evans has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. January 2023