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G-Park London Park Royal

111,492 ft Warehouse situated in a prime Central London location



4 Level access
and 2 docks



Park Royal established
industrial zone



Strategic Central
London location



12 miles
to Canary Wharf



Harlsden Station
0.4 miles

Coming Soon

**New highly specified
logistics unit**

111,492 sq ft
site area



Computer generated image

New Prime Urban Logistics Industrial/ Warehouse Development in Park Royal

The Premier industrial/logistics location for West London

G-Park London Park Royal is accessed via Acton Lane, one of the arterial roads within Park Royal. Park Royal is an established industrial location ideally situated to serve Central London to the East and the M40 and wider motorway networks to the West. Harlesden London Underground Station (Bakerloo Line) is within walking distance as is Willesden Junction British Rail Station.

Park Royal is the largest industrial business park in London, occupying approximately 500 hectares, and is home to over 1,200 businesses, employing over 35,000 workers. Its strategic location, close to Central London and its road and rail links, including access to the A40 Western Avenue and A406 North Circular roads, make it an important site in London's logistics network.

2.88
acre site

4 level
access doors

15m
clear internal
height

17,567 sq ft
of office space

33m
yard depth
including the inset
for the dock



Rear elevation

A newly specified warehouse development in an established and well connected logistics location.

Schedule of Accommodation (GIA)

Warehouse	5,622m ²	60,515 sq ft
Office Undercroft	797m ²	8,579 sq ft
Grd Floor Rec.+ FE	132m ²	1,420 sq ft
1st Floor Office	929m ²	10,000 sq ft
1st Floor Mezzanine	1,949m ²	20,979 sq ft
2nd Floor Office	703m ²	7,567 sq ft
Plant	226m ²	2,432 sq ft
Total	10,358m²	111,492 sq ft

Haunch height	15m
Dock levellers	2
Level Access	4
HGV parking	6 (inc. 6 loading)

Car parking	9 + 1 accessible
Cycle parking	30

Measurements are approximate and calculated on a GEA basis. Buildings will be subject to measurement upon completion.



9
CAR PARKING BAYS
(Including EV charging)



30
CYCLE BAYS



111,492
SQ FT



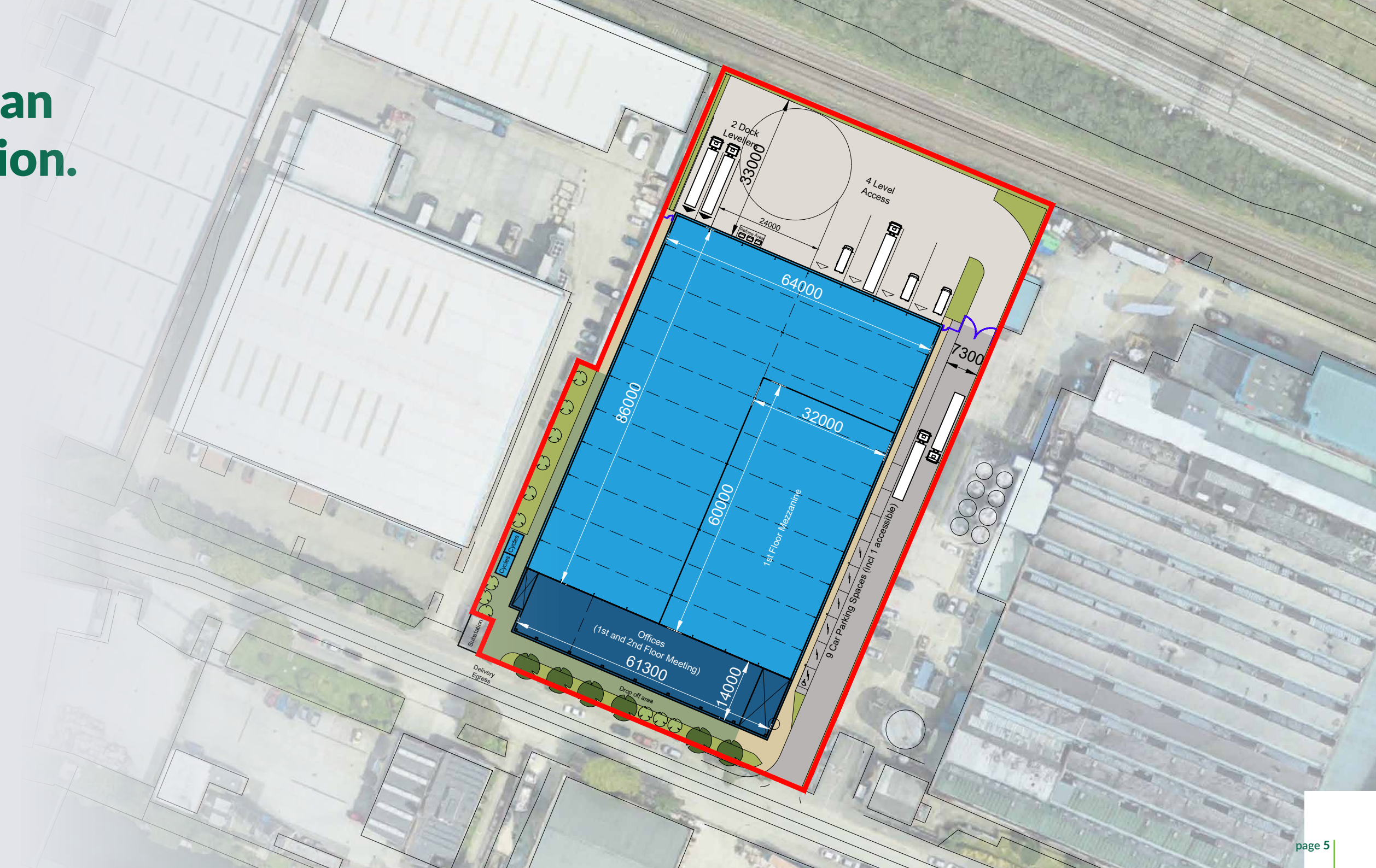
2
DOCK LEVELLERS



4
LEVEL ACCESS



15m
HAUNCH HEIGHT



A strategic location for access to Central London.

Park Royal is the most important industrial area in Inner London, with a concentration of manufacturing and distribution functions located in both new and older industrial stock.

It has excellent transport links providing logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the ULEZ and supporting the London economy in terms of access to the business and population structure.

Following years of traditional industrial decline, distribution functions now dominate the local market. Park Royal already provides for sizable distribution employers, such as Bestway, Brake Bros, DHL & several new film studios.

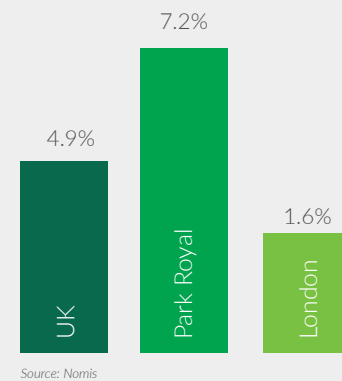
The shortage of larger units in the Park Royal area has led to a lack of opportunities for larger employer logistic occupiers seeking to expand in this location. GLP providing a unit of scale, sustainability and functionality should help to reduce shortage of supply.

G-Park London Park Royal is designed to support the logistics facilities that large scale corporate occupiers require. GLP is aligned with customers in making their buildings to be attractive work space for staffs well being, incorporate the latest and best ESG credentials, and achieve the highest Breeam ratings (excellent). GLP provides this as well as a best in class high bay accessible warehouse.

A dense and varied labour pool and excellent public transport links



Workforce employed in the logistics sector



Unemployment rate in Park Royal

8.9%

Of the population of Park Royal
Source: Nomis



Wage rates for skilled operatives

Park Royal	£393.38 p/w
United Kingdom	£589.90 p/w

Source: Indeed.com

Drive times

Harlesden is an established business location being home to well known brands such as Amazon, DPD & McVities.

M1	6 miles	15 minutes
M4	5 miles	15 minutes
M25 J16	13 miles	23 minutes
West End	9 miles	55 minutes
City	10 miles	48 minutes
Heathrow Airport	12 miles	30 minutes
London City Airport	25 miles	65 minutes
Dover	103 miles	2.5 hours



UNDERGROUND (Walking) 7 Mins



OLYMPIC PARK (Underground) 53 Mins



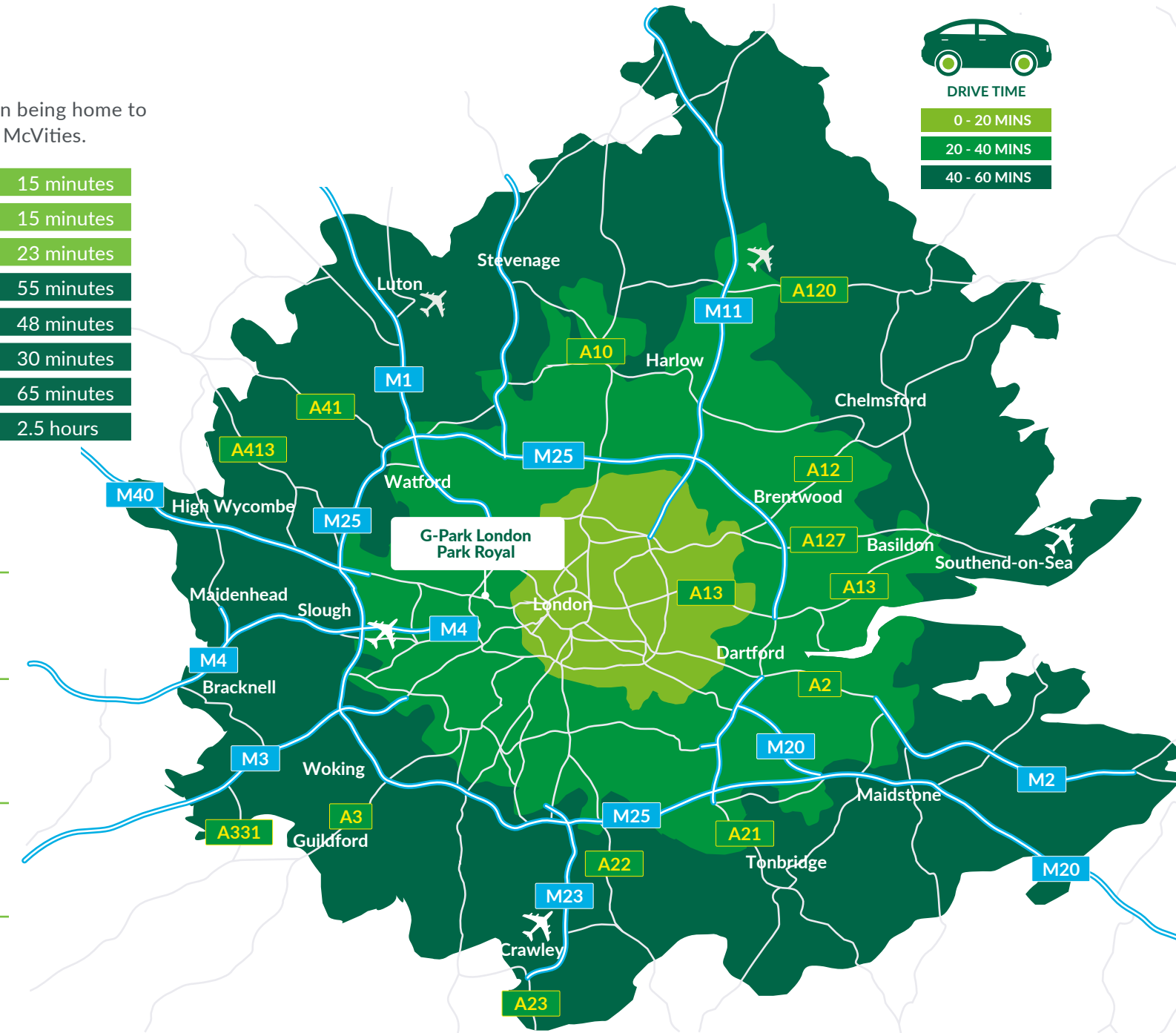
NATIONAL RAIL LINKS (Driving) 8 Mins



SHOPPING IN WESTFIELD (Driving) 15 Mins



CENTRAL LONDON (Oxford Circus including walking time) 32 Mins



Local area and public transport links



A detailed map of the G-Park London Park Royal area. The map shows the following features:

- Public Transport Links:** Indicated by red and blue icons for Tube and Rail, and bus icons. Key stations include Stonebridge Pk., Alperton, Hanger Lane, Park Royal, North Ealing, W. Acton, N. Acton, Harlesdon, and Willesdon Junction.
- Roads:** Major roads are highlighted in green, including the A40, A406, and A4000. Other roads shown include A4005, A404, B4492, and B455.
- Geographic Labels:** Locations such as Stonebridge Pk., Harlesdon, Harlesden, Willesdon Junction, Waxlow Road, Acton Lane, and Central London are labeled.
- Directions:** Arrows indicate directions towards M1, M4, M25, and Central London.

GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M. To learn more about our European operations, please go to eu.glp.com

Learn more at www.glp.com



3.9 million sq m
operating portfolio



9 million sq m
development in 30 years



4 million sq m
development pipeline



Strong
global presence





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