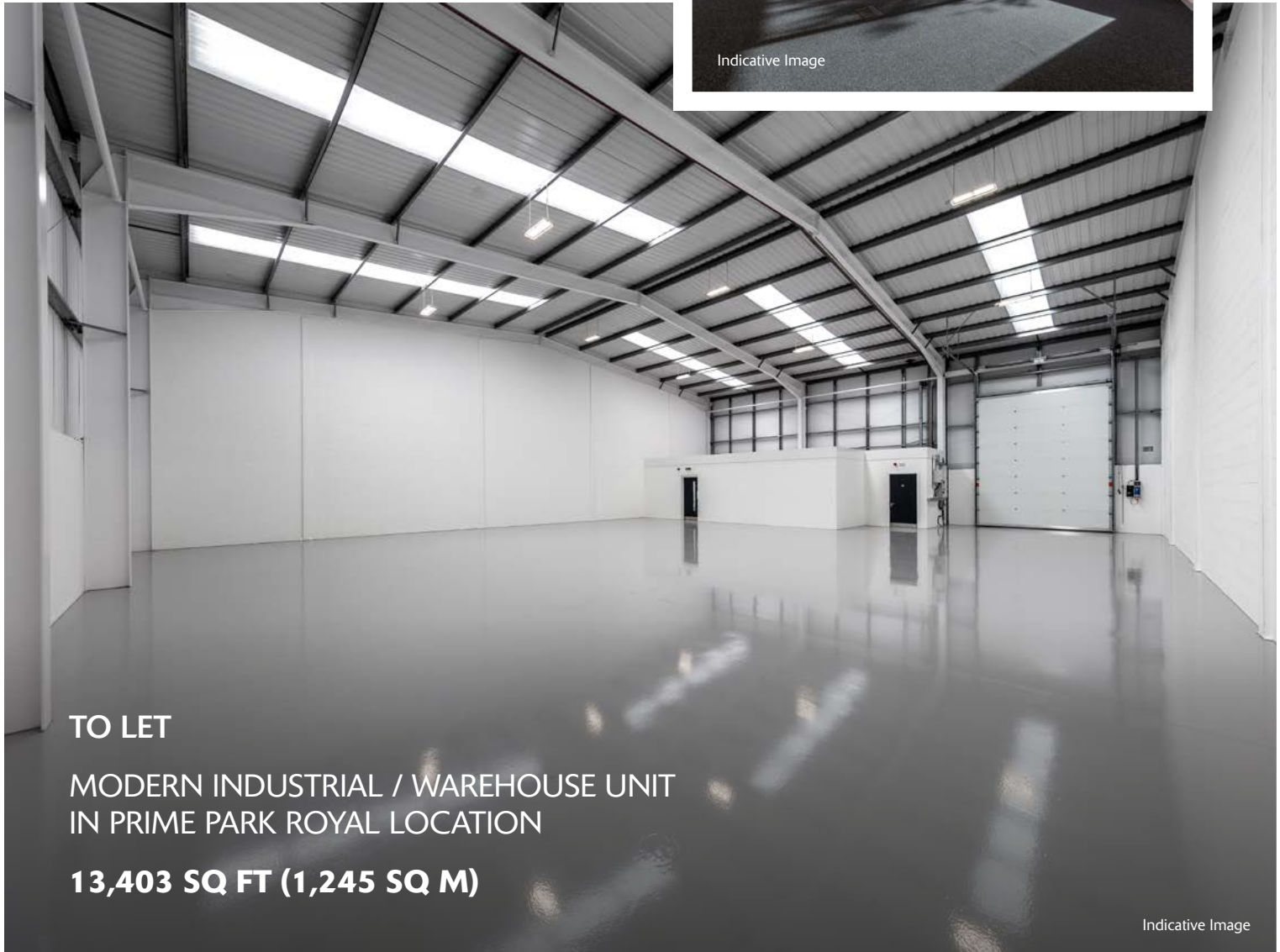
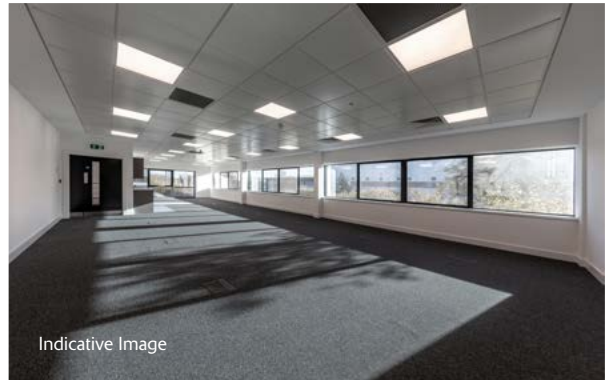


TO BE REFURBISHED  
AVAILABLE NOW

# UNIT 3 PREMIER PARK

PARK ROYAL NW10 7NZ  
📍 ///ENGINE.DARE.BANANA



TO LET

MODERN INDUSTRIAL / WAREHOUSE UNIT  
IN PRIME PARK ROYAL LOCATION

**13,403 SQ FT (1,245 SQ M)**

Indicative Image

✓ **Premier Park** is an established, well managed industrial estate in the heart of Park Royal

✓ **Energy efficient** unit with low maintenance costs

📍 **Excellent access** to A406 North Circular Road (400m to north), Central London via A40 Western Avenue, the M1 and M40 motorways

★ **Well known occupiers** on the estate include DHL, Kolak Foods, Royal Mail, Japan Centre, RD Content and Brakes

👥 **A labour pool** of over six million people within a 30 minute drive

## ACCOMMODATION

WAREHOUSE	11,469 sq ft
GROUND FLOOR OFFICE	477 sq ft
FIRST FLOOR OFFICE	1,457 sq ft
<b>TOTAL</b>	<b>13,403 sq ft (1,245 sq m)</b>

(All areas are approximate and measured on a Gross External basis)

## SPECIFICATION

- To be refurbished
- 8m clear height
- 2 loading doors
- 104 kVA power
- PV panels on roof
- 3 double EV chargers covering 6 parking spaces
- First floor office accommodation
- Green wall
- LED Lighting
- Air con/comfort cooling system in offices
- 24 hour access and use
- Estate CCTV
- EPC C-61 (to be re-assessed post refurbishment)

## DISTANCES

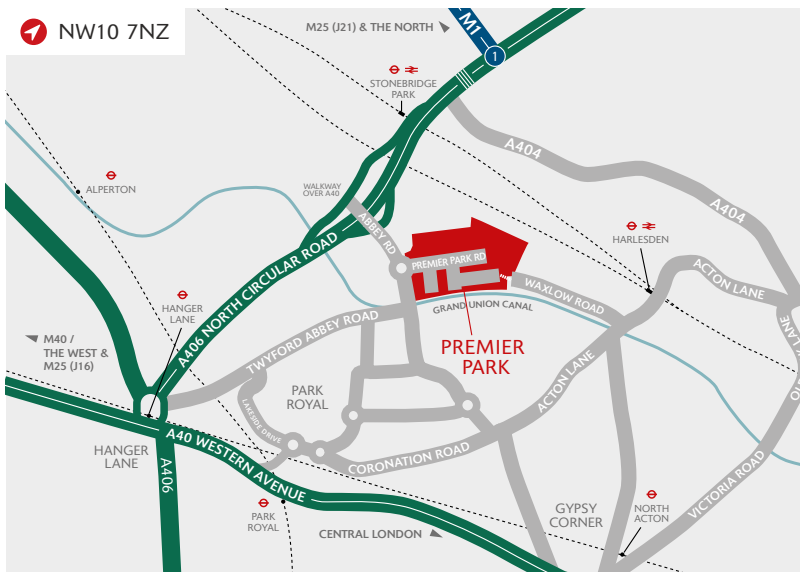
A406 NORTH CIRCULAR	0.2 miles
HARLESDEN ☺	0.6 miles
A40 WESTERN AVENUE	1.0 mile
HANGER LANE ☺	1.6 miles
M1 (JUNCTION 1)	3.0 miles
M4 (JUNCTION 1)	4.7 miles
CENTRAL LONDON	7.0 miles
M25 (JUNCTION 16)	12.9 miles

Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
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