

# ORIGINAL THINKERS



ORIGIN  
PARK ROYAL

NEW WAREHOUSE DEVELOPMENT  
AVAILABLE NOW

SEGRO

John Lewis



ORIGIN ALLOWS OUR BUSINESS TO SERVICE CUSTOMERS ACROSS THE CAPITAL IN THE MOST EFFICIENT WAY POSSIBLE. IT ENABLES US TO SUPPORT OUR GROWTH AMBITIONS, BOTH THROUGH DEPARTMENT STORES AND OUR ONLINE BUSINESS.



Mark Robinson  
Director, Customer Contact & Fulfilment Operations, John Lewis

[johnlewis.com](http://johnlewis.com)







GROWTH THIS BIG NEEDS LOTS OF FEEDING AND WE FOUND THE PERFECT HOME AT ORIGIN TO FUEL THAT GROWTH. FROM FINDING THE BEST PEOPLE TO GETTING OUR PRODUCTS OUT THE DOOR AND ON THE ROAD, ORIGIN IS PERFECTLY SET.



Mark Richardson  
Chief Operations Officer, Ocado

[ocado.com](http://ocado.com)





WITH AN EMPHASIS ON FORWARD-THINKING AND A PASSION FOR SERVICE, MASH TRULY EMBRACES 'THOUGHT FOR FOOD'.

OUR NEW PREMISES AT ORIGIN ARE THE VERY BEST LOCATED AND CONTINUE TO SERVICE OUR CURRENT CLIENTS, WHILST ACCOMMODATING OUR FUTURE GROWTH.



Charlie Mash  
Director, Mash Purveyors

[mashpurveyors.com](http://mashpurveyors.com)







ORIGIN COMPLEMENTS THE WASABI ETHOS AND BEYOND SATISFIES OUR NEEDS FOR COMMUNICATIONS, SUSTAINABILITY AND REACH.

IT PROVIDES WASABI WITH BOTH THE SPACE AND INFRASTRUCTURE TO CONTINUE IN ITS GROWTH AND FULFIL THE GROWING NEEDS OF AN EXPANDING RETAIL ESTATE.



Mark Lerego  
Director Property & Facilities, Wasabi Co Limited

[wasabi.uk.com](http://wasabi.uk.com)







# JOIN THE ORIGINAL THINKERS

THERE ARE CURRENTLY TWO OPPORTUNITIES TO OCCUPY SPACE WITHIN PARK ROYAL'S PREMIER INDUSTRIAL AND URBAN LOGISTICS LOCATION.

Origin is a unique opportunity for food, manufacturing and logistics companies looking to maximise the efficiency of their supply chain.

## UNIT 2

WAREHOUSE	32,657 SQ FT (3,034 SQ M)
FIRST FLOOR OFFICE	3,358 SQ FT (312 SQ M)
TOTAL	36,015 SQ FT (3,346 SQ M)



## UNIT 6

WAREHOUSE	31,506 SQ FT (2,927 SQ M)
FIRST FLOOR OFFICE	3,518 SQ FT (327 SQ M)
TOTAL	35,024 SQ FT (3,254 SQ M)



All floor measurements are Gross External Areas

All floor measurements are Gross External Areas





# UNIT 2

36,015 SQ FT (3,346 SQ M)  
INDUSTRIAL / WAREHOUSE UNIT



## ACCOMMODATION

YARD DEPTH APPROX.	40M
PARKING SPACES	30

## WAREHOUSE

- 12m clear height
- 40m self-contained yard
- 50kN/m<sup>2</sup> floor loading
- 4 level access doors
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

## OFFICES

- Fully-fitted offices with comfort cooling / heating
- One 8 person lift

## ECO FEATURES

- Sustainability credentials include photovoltaic systems and rainwater harvesting
- Excellent' BREEAM rating and EPC rating: A



# UNIT 6

35,024 SQ FT (3,254 SQ M)  
INDUSTRIAL / WAREHOUSE UNIT



## ACCOMMODATION

YARD DEPTH APPROX.	40M
PARKING SPACES	29

## WAREHOUSE

- 9m clear height
- 40m self-contained yard
- 50kN/m<sup>2</sup> floor loading
- 4 level access doors
- 1 dock leveller
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

## OFFICES

- Fully-fitted offices with comfort cooling / heating
- One 8 person lift

## ECO FEATURES

- Sustainability credentials include photovoltaic systems and rainwater harvesting
- Excellent' BREEAM rating and EPC rating: A





SAT NAV: NW10 7EW

**THE LOCATION OF ORIGIN PROVIDES UNRIVALLED ACCESS TO THE A40 (WESTERN AVENUE) WHICH LINKS TO THE A406, M25 AND THE WEST END.**



**CONNECTED**

As well as delivering superb transport links, Origin is only eight miles from Central London, one of the key factors behind international and national companies choosing to locate to Park Royal. There is a labour pool of over six million people living within a 30 minute drive.

**DRIVING DISTANCES**

A40 Western Avenue	0.25 miles
A406 North Circular Road	1 mile
M1, Junction 1	3 miles
West End	8 miles
M40, Junction 1	10 miles
M25, Junction 16	12 miles
London Heathrow Airport	14 miles

**TRANSPORT LINKS**

Park Royal (Piccadilly Line)	0.5 miles
Hanger Lane (Central Line)	0.7 miles
Stonebridge Park (Bakerloo Line)	3.3 miles
Wembley Central	4 miles
Paddington	6 miles

Source: AA route planner

**ABOUT SEGRO**  
 SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages over six million square metres of space valued at £7.4 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 nine other European countries.





**Sam Smith**  
samantha.smith@cbre.com

**Matthew Jones**  
matthew.jones4@cbre.com



**David O'Donovan**  
dodonovan@dohertybaines.com

**Alexander Stothard**  
astothard@dohertybaines.com



**Andy Harding**  
andy.harding@eu.jll.com

**James Miller**  
james.miller@eu.jll.com

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility of liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. 10/16.