


CENTRAL REACH

Available
Autumn 2017



New detached industrial /
warehouse unit **TO LET**
29,826 sq ft (2,771 sq m)

WILLEN FIELD ROAD | PARK ROYAL | NW10 7AQ

DESCRIPTION

The development will provide a brand new detached warehouse / industrial unit on a secure site. The property will benefit from the following:

- 10 metres clear internal height
- First floor offices with raised floors
- 8 person passenger lift
- 4 electric level access loading doors
- 50 kn/m2 floor loading capacity
- Warehouse WC's
- 800 kva power supply
- 35m yard depth
- Separated yard and car parking areas
- Secure site



LOCATION

Central Reach is situated in the heart of Park Royal, adjacent to the Central Middlesex Hospital and in close proximity to the Asda supermarket. Willen Field Road is accessed off Central Way, which provides easy access to Acton Lane and Abbey Road.

PARK ROYAL

Park Royal is a prime West London urban logistics and distribution location. Local occupiers include John Lewis, Diageo, McVitie's, DHL, Kuehne + Nagel and Bakkavor. A labour pool of over 6 million people is within a 30 minute drive.

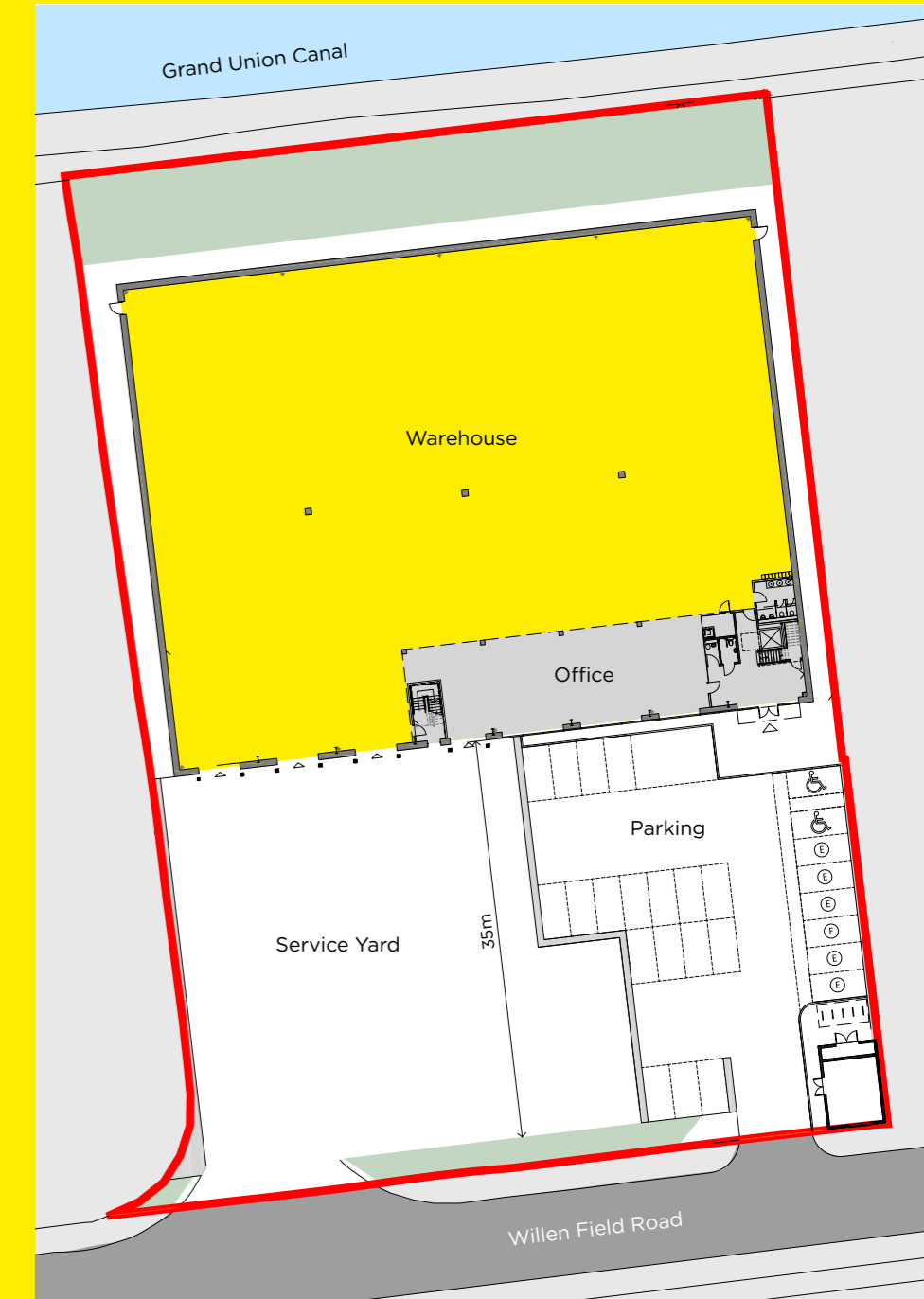
SUSTAINABILITY

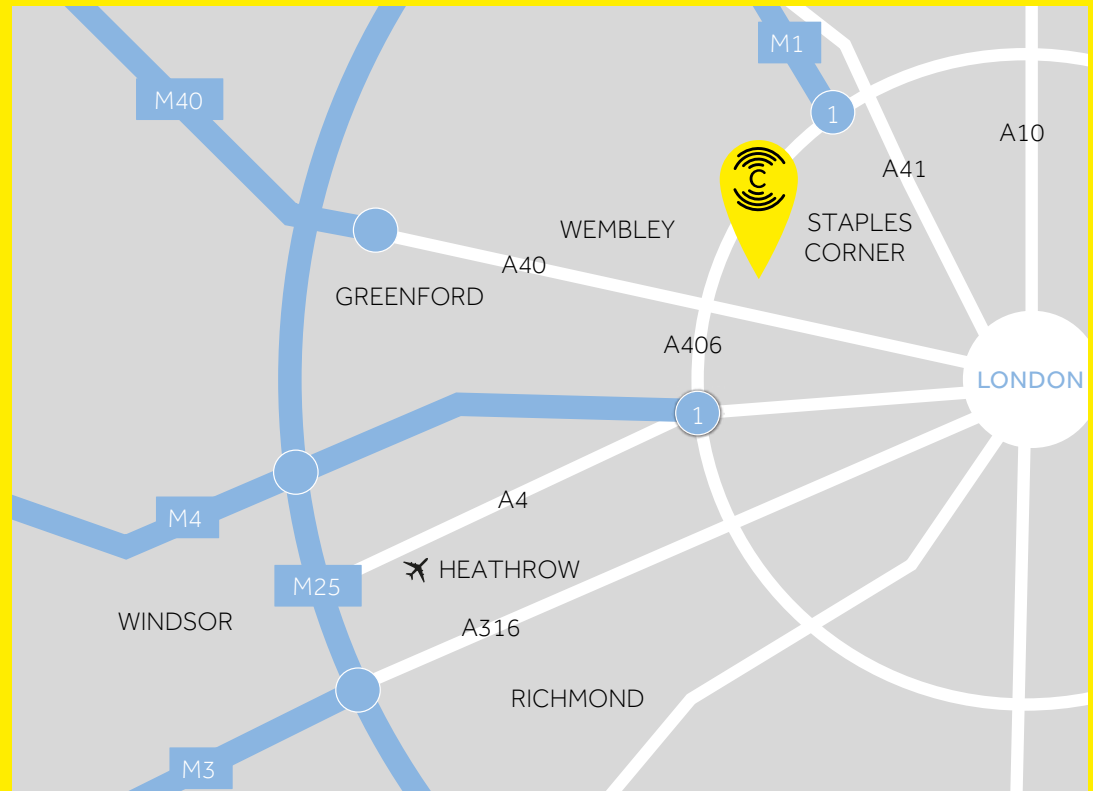
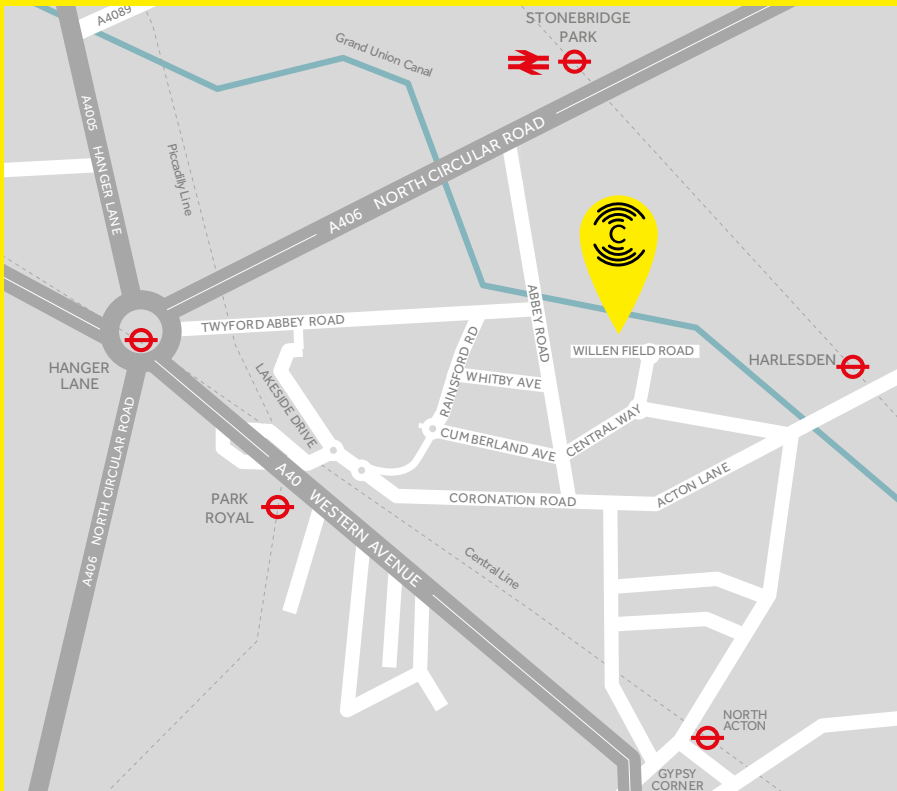
- Targeting BREEAM Excellent
- VRF air source heat pumps
- Photovoltaic panels
- Energy efficient lighting and smart metering
- Target 35% reduction in CO2 emissions over 2013 Building Regulations
- High levels of thermal insulation within the building's facades

ACCOMMODATION

	sq ft	sq m
Warehouse	26,500	2,462
Office	3,326	309
Total	29,826	2,771
Car Parking	26 spaces	

approx Gross External Areas





CONNECTIONS

The A40 Western Avenue and A406 North Circular Road are a short distance away.

Central Middlesex Hospital	0.5 miles
Harlesden (Network Rail /Bakerloo Line)	0.8 miles
North Acton (Central Line)	1.4 miles
Park Royal (Piccadilly Line)	1.4 miles
West End	8 miles
London Heathrow	14 miles
M1/M25 interchange	21 miles
Gunnersbury	440 bus

Bus routes from Acton Lane

Shepherds Bush/Golders Green	260 bus
South Harrow	487 bus
Ealing Broadway	226 bus

TERMS

Available on a new Full Repairing and Insuring lease.

ALL ENQUIRIES



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