New detached industrial / warehouse unit TO LET

29,826 sq ft (2,771 sq m)
**SUSTAINABILITY**

- Achieved BREEAM Excellent rating
- VRF air source heat pumps
- Photovoltaic panels
- Energy efficient lighting and smart metering
- Achieved 43% reduction in CO2 emissions over 2013 Building Regulations
- High levels of thermal insulation within the building’s facades

**LOCATION**

Central Reach is situated in the heart of Park Royal, in close proximity to the Central Middlesex Hospital and to the Asda supermarket.

Willen Field Road is accessed off Central Way, which provides easy access to Acton Lane and Abbey Road which connects directly with the North Circular Road in both directions.

**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.

**DESCRIPTION**

- 10 metres clear internal height
- VRF heating & cooling system to offices
- First floor offices with raised floors
- 8 person passenger lift
- 4 electric level access loading doors
- 50 kn/m2 floor loading capacity
- Warehouse WCs
- 800 kva power supply
- 35m yard depth and dogleg for extra manoeuvrability
- Exceptional yard and car parking areas
- Secure site
- Ability to add mezzanine floors

**ACCOMMODATION**

<table>
<thead>
<tr>
<th>Type</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>26,500</td>
<td>2,462</td>
</tr>
<tr>
<td>Office</td>
<td>3,326</td>
<td>309</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>29,826</strong></td>
<td><strong>2,771</strong></td>
</tr>
<tr>
<td>Car parking</td>
<td>26 spaces</td>
<td></td>
</tr>
</tbody>
</table>

approx Gross External Areas
Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. April 2018

CONNECTIONS

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

- Central Middlesex Hospital (CMH) 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

Bus routes

- Gunnersbury 440
- The following buses also serve the nearby hospital 187, 224 & 228
- Shepherds Bush/Golders Green 260
- South Harrow 487

TERMS

Available on a new Full Repairing and Insuring lease.

ALL ENQUIRIES

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