

# Modern Industrial Unit with Secure Yard Area – TO LET



## Unit 1 Nucleus, Central Way, Park Royal NW10 7XT



- 39,112 sq ft
- Prominent Self-Contained Site with a Private Yard
- Excellent connections to A40, North Circular (A406) and M1

Further information  
and viewing



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# Modern Industrial Unit with Secure Yard Area – TO LET



## Unit 1 Nucleus, Central Way, Park Royal NW10 7XT

**Size**  
39,112 sq ft

**Tenure**  
Leasehold

**EPC**  
TBC

**Rent**  
On  
Application

### Location

The building is located in a prominent position off Central Way within Park Royal. The A40 Western Avenue and A406 North Circular Road are both a short distance away and provide direct access to central London to the South East and the Midlands to the North (M1). North Acton (Central Line), Park Royal (Piccadilly Line) and Harlesden (Network Rail/Bakerloo Line) are within a mile of the premises, and a number of bus routes pass close by.

Park Royal is one of the most sought after West London urban logistics and distribution locations. There is a labour pool of over 6 million people within a 30 minute drive. The location has attracted occupiers such as John Lewis, DHL, McVitie's, and Bakkavor.

### Description

Unit 1 comprises a modern steel portal frame, detached office and production warehouse. The building benefits from the following spec:

- 35 kN/m2 floor loading
- 4 loading doors
- 8m eaves
- Modern First floor office accommodation
- Ground floor reception area
- Self-contained site
- Excellent car parking
- Concrete surfaced secured yard.

### Rateable Value

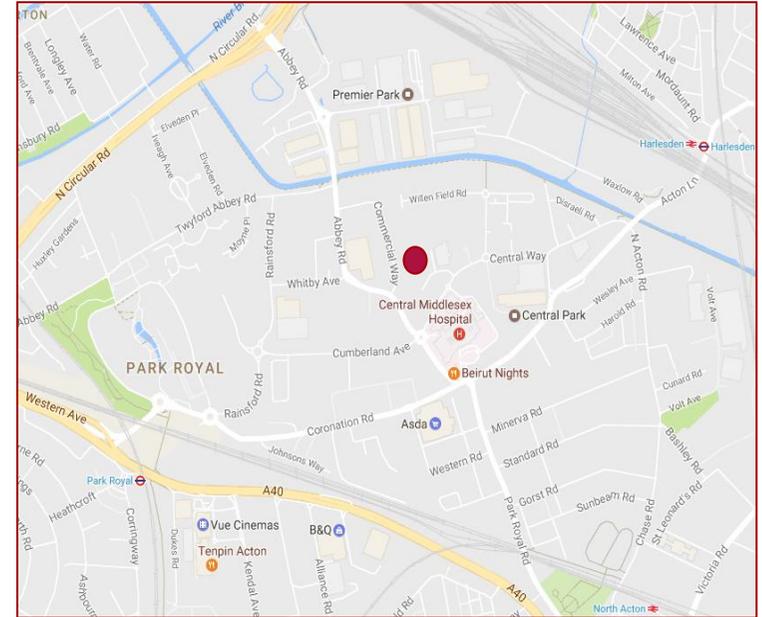
Interested parties are advised to make their own enquiries of the local authority in this regard.

### Legal Costs

Each party to bear their own legal costs in this transaction.

### Further Information

Available upon request.



Floor Areas	Sq ft	Sq M
Ground Floor (Warehouse and Ancillary)	34,504	3205.5
1 <sup>st</sup> Floor Offices	3,074	286
Covered Loading	1,534	142.5
<b>Total</b>	<b>39,112</b>	<b>3,634</b>

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