

PRIME LAST MILE LOCATION

12 Central Way, London, NW10 7XN ///slim.swear.vital

AVAILABLE IMMEDIATELY
FLEXIBLE LEASE TERMS

SWAN

PROLOGIS

PARK DC1
ROYAL

80,568 SQ FT

Industrial / logistics warehouse
space to let with large 90m yard

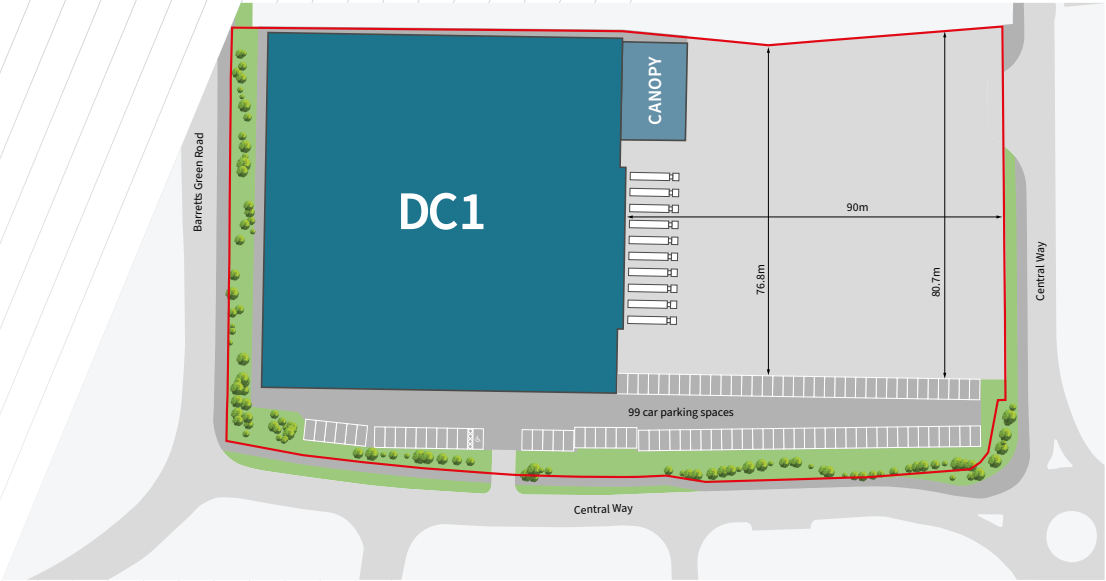
 **PROLOGIS®**

PROLOGIS
PARK ROYAL DC1

Prologis Park Royal DC1 has 80,568 sq ft of high quality warehouse and office space with a rare 90m deep secure yard. The site benefits from separate parking and external amenity space.

DC1	SQ FT	SQ M
Warehouse and ground floor ancillary	72,892	6,772
First floor offices	3,837	356
Second floor offices	3,839	357
Subtotal (GEA)	80,568	7,485
Canopy	3,376	314

The property has been refurbished and is immediately available to let.



SPECIFICATION

11.4m

9m minimum eaves rising to 11.4m at apex

x10

10 dock doors

x3

3 level access doors

90m

90m yard depth (80m wide)

15m

15m canopy depth to level access doors

x99

99 car parking spaces

550 kVA

Power upgrade to 550 kVA

Fully gated & secure site

24

24/7 use

C

EPC rating C



PRIME ACCESS TO LABOUR

We know that people make your business what it is and that attracting and retaining those people is important.

Prologis Park Royal DC1 has access to a fantastic labour pool, ideally suited to the industrial and logistics market. Harlesden, Willesden Junction, Park Royal and North Acton stations are all within walking distance.

DC1 is well served by the Bakerloo, Central and Piccadilly Line as well as London Overground services. Local bus services run to nearby Central Way and Abbey Road stops.

WORKFORCE IN THE LOCAL AREA

340K >>>>

Workforce of over 340k within a 20 minute drive

1.3M >>>>

Workforce of over 1.3m within a 30 minute drive

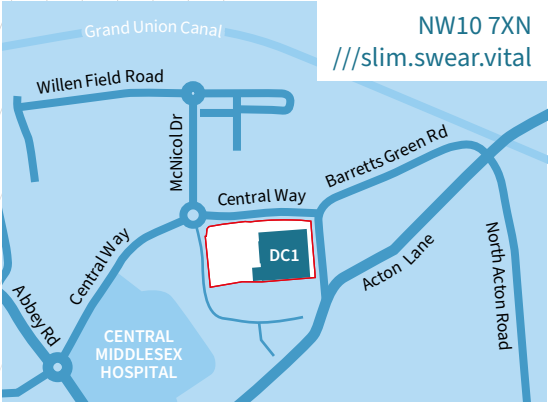


PRIME LAST MILE LOCATION

Park Royal DC1 is well placed to serve London’s growing population and businesses with the A40 just 1.3 miles to the South, providing access to the West End and the wider motorway network.

DC1 is perfectly located in Park Royal, the premier industrial location for West London, with exceptional connectivity to Central London and the national road network (via the A406, A40 and the M25).

A40	1.3 miles	5 mins
A406 North Circular Road	1.4 miles	4 mins
M1 J1	4.6 miles	9 mins
West End (Oxford Circus)	7.5 miles	30 mins
Central London	8.5 miles	24 mins
City (Bank)	10.0 miles	45 mins
M25 J16	12.9 miles	20 mins
Heathrow Airport	16.0 miles	26 mins



Prologis Essentials

Making Fulfillment Better

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we’re dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



Mobility

Whether you’re located at a Prologis warehouse or a third-party facility, we’re your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging



For more information, please visit prologis.co.uk/Essentials

Meet Your Essentials Solutions Manager



“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock

PROLOGIS
PARK DC1
ROYAL

12 Central Way
London
NW10 7XN

For more information regarding
this building, please visit:

prologis.co.uk/prologis-park-royal



“I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers’ needs and helping them grow within our network.”

MILENA BLAIR
REAL ESTATE & CUSTOMER EXPERIENCE MANAGER



PARKlife™

At Prologis, we make so much more than industrial logistics buildings: we create the spaces and places where our customers’ businesses can thrive, where employees enjoy coming to work and where communities and nature can flourish. We call it PARKlife™. For more information on how you, your business and your employees can benefit, please speak to Milena Blair.



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