

PROLOGIS
**CENTRAL
PARK** DC2

PARK ROYAL

17,867 SQ FT

Urban logistics warehouse

Central Way, Park Royal, London, NW10 7FY

[///sound.activism.hung](http://sound.activism.hung)

URBAN

 PROLOGIS®

PROLOGIS
**CENTRAL
 PARK** DC2
 PARK ROYAL

Prologis Central Park DC2 has 17,867 sq ft of high quality detached warehouse and office space, situated on a prime industrial estate in Park Royal, North West London.

The unit benefits from an 8m internal height to the haunch, 2 level access loading doors, first floor offices, and undercroft warehouse space on the ground floor. Externally, DC2 benefits from 10 car parking spaces (including 3 dual EV chargers) in a separate demised yard.

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

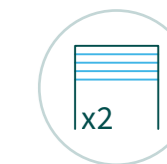
DC2	SQ FT	SQ M
Warehouse	15,480	1,438
Office First Floor	2,387	222
Total (GEA)	17,867	1,660



Detached warehouse



Target EPC A



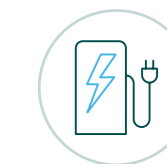
2 level access loading doors



8m clear height



Demised yard with 10 parking spaces



3 dual EV chargers



Rainwater harvesting



Ability to upgrade power to 260 kVA



Solar PV

PRIME CENTRAL LOCATION

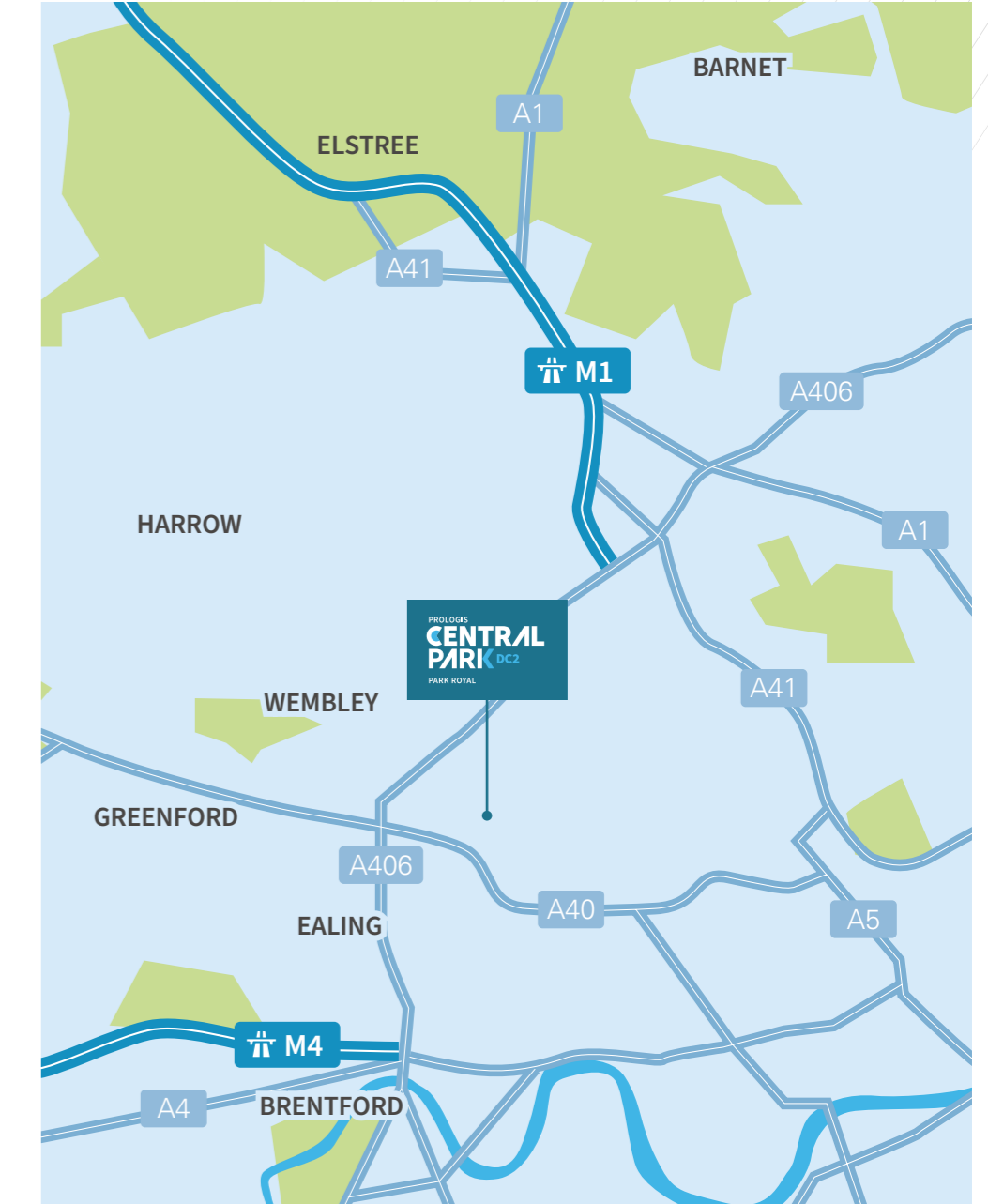
Situated in Park Royal, North West London, Central Park is one of London's premier industrial locations.

DC2 is located in a prominent position off Central Way, with easy access to the M40, M1, M4 and M25 and the national motorway network beyond. Public transport links are also strong with multiple bus and train routes running through Park Royal – Harlesden, North Acton, and Park Royal stations (Underground and Overground) are all within 2 miles.



TRANSPORT LINKS

A40 Western Avenue	1 mile
A406 North Circular	1 mile
M1 (junction 1)	4.5 miles
M4 (junction 1)	10.5 miles
M25 (junction 16)	12 miles
Heathrow Airport	13 miles
West End	5 miles
Harlesden station (Bakerloo line)	0.5 miles
North Acton station (Central line)	0.7 miles
Park Royal station (Piccadilly line)	2.1 miles



PROLOGIS

CENTRAL PARK DC2

PARK ROYAL

TERMS

A new lease is available by arrangement, further details available from our joint agents.

VIEWINGS

For further information about the building please contact our joint agents.



Sally Duggleby

sduggleby@prologis.com
07966 116 771

Simon Perks

sperks@prologis.com
07918 180 479

CONTACT



Alex Kington

07717 704 538
alex.kington@logixproperty.com

Callum Moloney

07815 692 996
callum.moloney@logixproperty.com



Josh Pater

07782 271 355
jpater@geraldve.com

Freddie John

07788 394 341
fjohn@geraldve.com



Dipesh Patel

07906 696 666
dp@telsar.com

Jack Pay

07411 576 313
jp@telsar.com

DISCLAIMER

Gerald Eve LLP is obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective purchaser or lessee may be requested to provide information in connection with Gerald Eve LLP's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, including as regards – verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction, and, assessing the level of risk that the transaction poses. All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.

4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued February 2024. Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.

June 2024.