

PRIME LAST MILE LOCATION

Willen Field Road, Park Royal, London, NW10 7BQ [///kind.admire.ranges](http://kind.admire.ranges)

AVAILABLE IMMEDIATELY
ON FLEXIBLE LEASE TERMS

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PROLOGIS

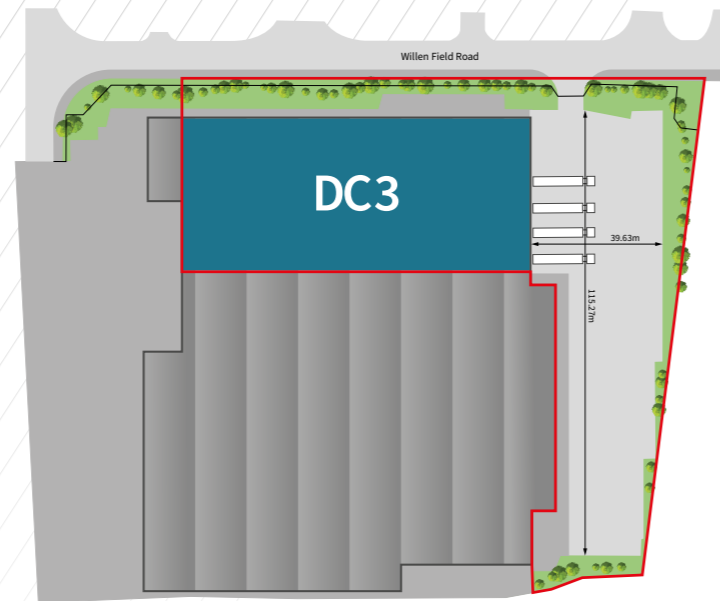
PARK DC3
ROYAL

44,806 SQ FT

Warehouse and office space
with large 30,000+ sq ft secure yard

 **PROLOGIS**[®]

PROLOGIS
PARK ROYAL DC3



Prologis Park Royal DC3 has 44,806 sq ft of high quality semi-detached warehouse and office space with a rare 115m long secure yard, providing off-road parking and external amenity space.

DC3	SQ FT	SQ M
Warehouse	39,481	3,668
Office Ground Floor	5,325	495
Total (GEA)	44,806	4,653

SPECIFICATION



8.7m Clear Height



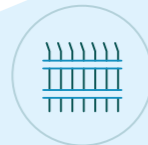
4 Level Access Doors



EPC Rating C



1 M VA power capacity



Fully Secure & Gated Yard



39m Yard Depth



115m Yard Length



LED Lighting



Integrated Office Accommodation



PRIME LAST MILE LOCATION

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

Prologis Park Royal DC3 is located in an area that has access to a fantastic labour pool, ideally suited to the industrial and logistics market. Harlesden Station is only a 13 minute walk away, and Willesden Junction, Park Royal and North Acton stations

are also all within walking distance, giving access to 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



Connections

A40	1.3 miles	5 mins
West End (Oxford Circus)	7.5 miles	30 mins
City (Bank)	10.0 miles	45 mins



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



From 15 years working with Prologis, I've found them to be extremely engaged and supportive of our ambition to be an employer of choice in the local area. We're in regular contact and have collaborated recently on a full refit of LED lighting and are currently in ongoing discussion about other initiatives to support our ESG commitments. The Prologis team are a real pleasure to work with and we look forward to working closely together for years to come.

Michael Gray, General Manager, Halfords.



On-Site Security



Bus Services



Park Signage



Litter Picking



Snow Clearance / Road Gritting



On-Site Parking Controls



Green Travel Plan



Maintained Park Drainage



Community Liaison



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Milena Blair.

Let us do the heavy lifting

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.



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



Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

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

PROLOGIS
PARK ROYAL DC3

Willen Field Road
Park Royal
London
NW10 7BQ

For more information regarding
this building, please visit:

prologis.co.uk/prologis-park-royal



A406 N Circular Rd	1.4 miles	4 mins
M1 J1	4.6 miles	9 mins
Central London	8.5 miles	24 mins
M25 J16	12.9 miles	20 mins
Heathrow Airport	16 miles	26 mins

DC3 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).

A population of 682,067 and 265,949 households is accessible within a 20 minute off-peak drive time.

(Source: Experian)

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