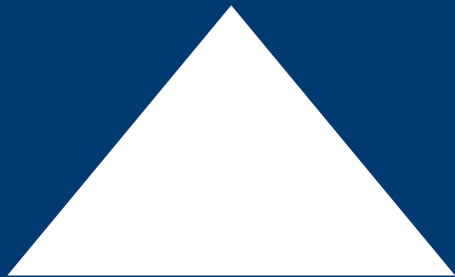
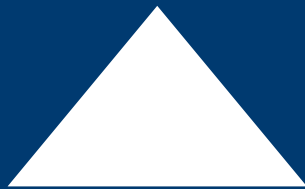


**PR2**

# A STEP UP IN PARK ROYAL

The best prime logistics  
warehouse in London's  
most strategic  
industrial location.



29 Abbey Road  
London, NW10 7SJ  
what3words ///advice.pets.palace

**77,885 SQ FT**  
Available July 2024



# SPACE TO GROW

A future-proofed logistics warehouse that will optimise your supply chain.



50% More Volume



43,055 sq ft Mezzanine Expansion



100% Electric Van & Car Charging



1MVA Power



PV Cost Savings of £80,000 pa



50m Yard Depth

**£4.4M**  
Energy savings over 20 years



**77,885 SQ FT**  
Available July 2024





# PARK ROYAL IS ON THE MONEY

The best connected industrial estate in the UK

The most strategic industrial location servicing Central London

HS2 and the Elizabeth Line will make this one of the best connected sites in the London area

**4 ZONE 3  
TUBE STATIONS**

within a 15 min walk

**A40 & NORTH  
CIRCULAR ROAD**

within a 5 min drive

**DELIVERY  
TO LONDON**

within a 20 min drive

**2M  
PEOPLE**

within a 30 min drive



# A MORE EFFICIENT BUILDING

**£4.4M**

Energy savings over 20 years

**£56k+**

Average annual energy cost

Savings summary

**£219k+**

Average saving per annum

**£2.82**

Savings per sq ft

## Cost comparison and savings to nearby competition

**PR2**

**PROLOGIS**  
12 CENTRAL WAY



AVERAGE ANNUAL ENERGY COST

**£56,771**

**£276,504**

AVERAGE ENERGY SAVING PER ANNUM

**£219,733**



SAVING PER SQ FT

**£2.82**



SAVING OVER 20 YEARS

**£4,394,660**





# SPACE THAT WORKS



**57,820 sq ft**  
GROUND FLOOR



**13,100 sq ft**  
OFFICES



**6,965 sq ft**  
MEZZANINE



**15m**  
CLEAR HEIGHT





# OPTIONAL ADDITIONAL MEZZANINE



**57,820 sq ft**  
GROUND FLOOR



**13,100 sq ft**  
OFFICES



**POTENTIAL  
EXPANSION**  
**43,055 sq ft**  
MEZZANINE



**15m**  
CLEAR HEIGHT

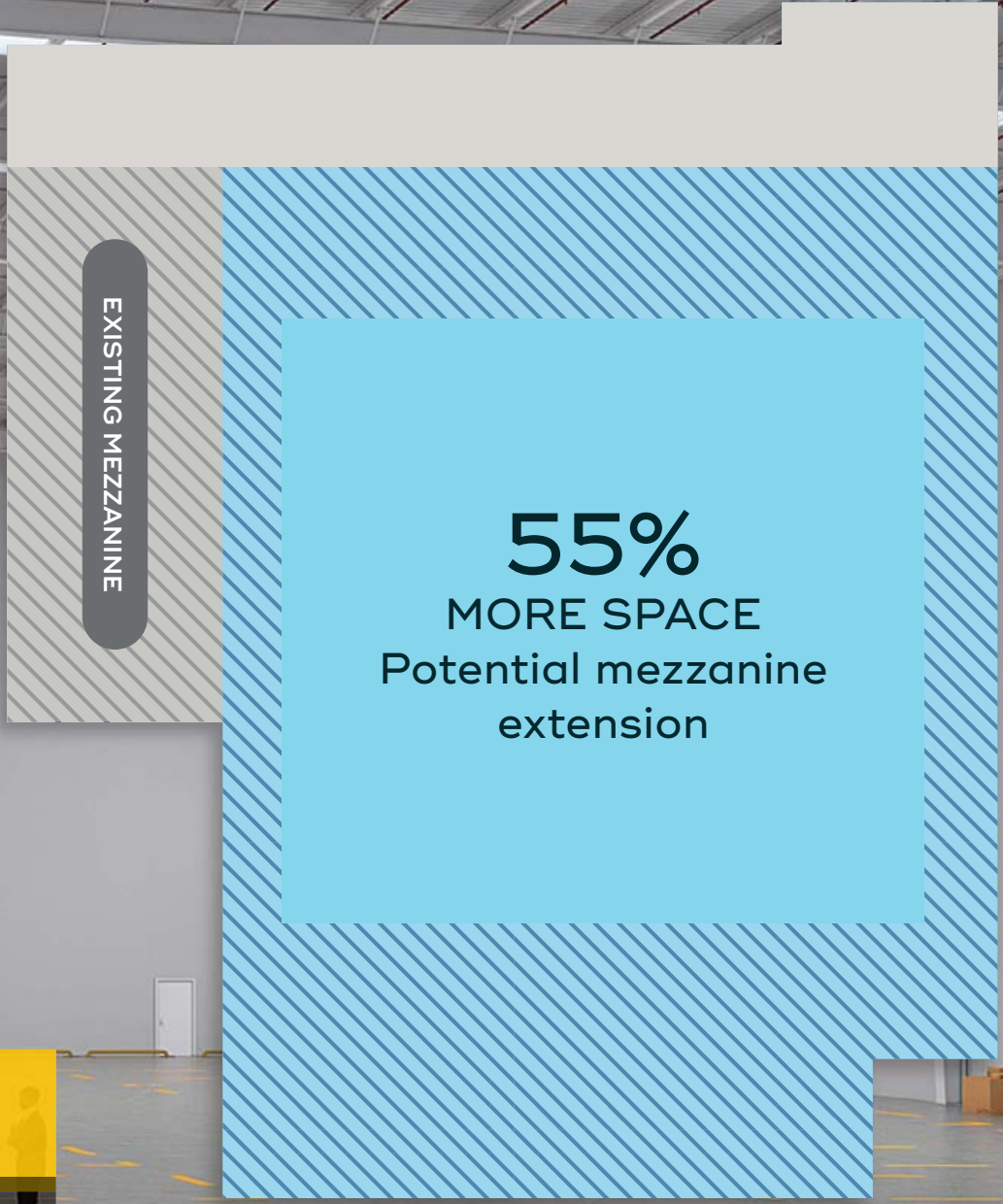




# BIG ON SPACE

10m  
CLEAR  
HEIGHT

15m  
CLEAR  
HEIGHT



**BENEFITS OF 15M HEIGHT**

- ▶ Option to add up to an additional 43,055 sq ft mezzanine that means 55% more operating space and even greater business flexibility
- ▶ Cost effective to install automated systems
- ▶ Ideal for food operators
- ▶ Ideal for self-storage operators
- ▶ Ideal for film studio operations



# RAISING THE ROOF

## BENEFITS OF 15M HEIGHT

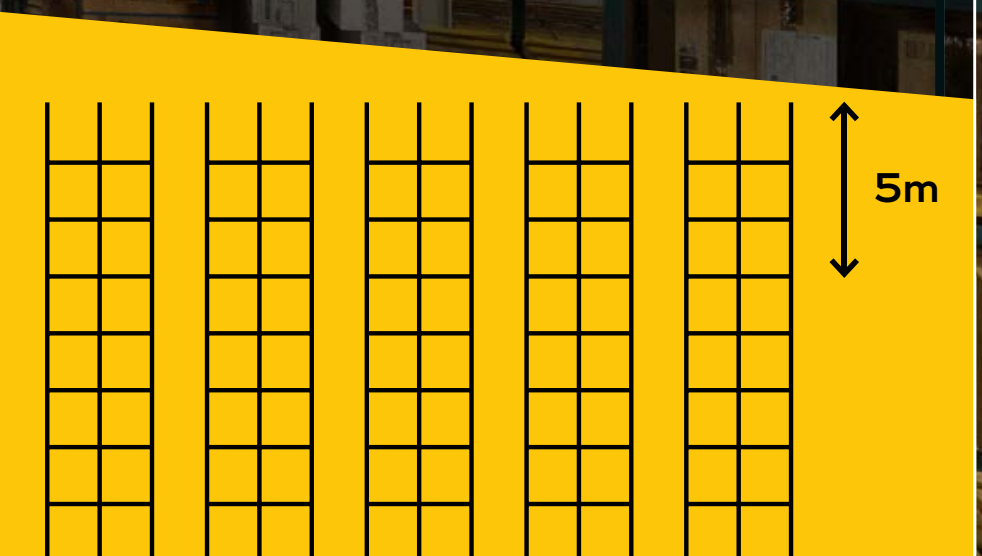
- ▶ 35% more pallets than a 12m warehouse height
- ▶ 60% more pallets than a 10m warehouse height

10,408 Pallet Locations (VNA)

7,645 Pallet Locations (WA)

## 5M HIGHER THAN A TYPICAL PARK ROYAL WAREHOUSE

15m clear height offers 50% more volume than 10m warehouses. That means three additional tiers of pallets.






# DELIVERING A SUSTAINABLE FUTURE


PR2's future-proofed, innovative design lowers occupier energy and operational costs.

EPC A+ and BREEAM Excellent targets prepare the property for the regulatory impacts of London Zero 30.

- ▶ Supporting Corporate Sustainability Goals
- ▶ Exceeding London Zero 30 Regulatory Requirements
- ▶ Saving Operational Costs with Efficient 100% EV Van Fleet Charging



MAXIMUM CAPACITY  
SOLAR PV




41 BICYCLES STORAGE  
(+ BIKE CHARGING)




RAINWATER  
HARVESTING




WATER LEAK  
DETECTION



LED LIGHTING  
75% LESS ENERGY  
25% MORE DURABILITY



SUB-METERING OF  
ENERGY CONSUMPTION



100% EV CHARGING  
POINTS



GREEN  
LEASES

BREEAM  
EXCELLENT  
TARGETED



CARBON NEUTRAL  
BUILD

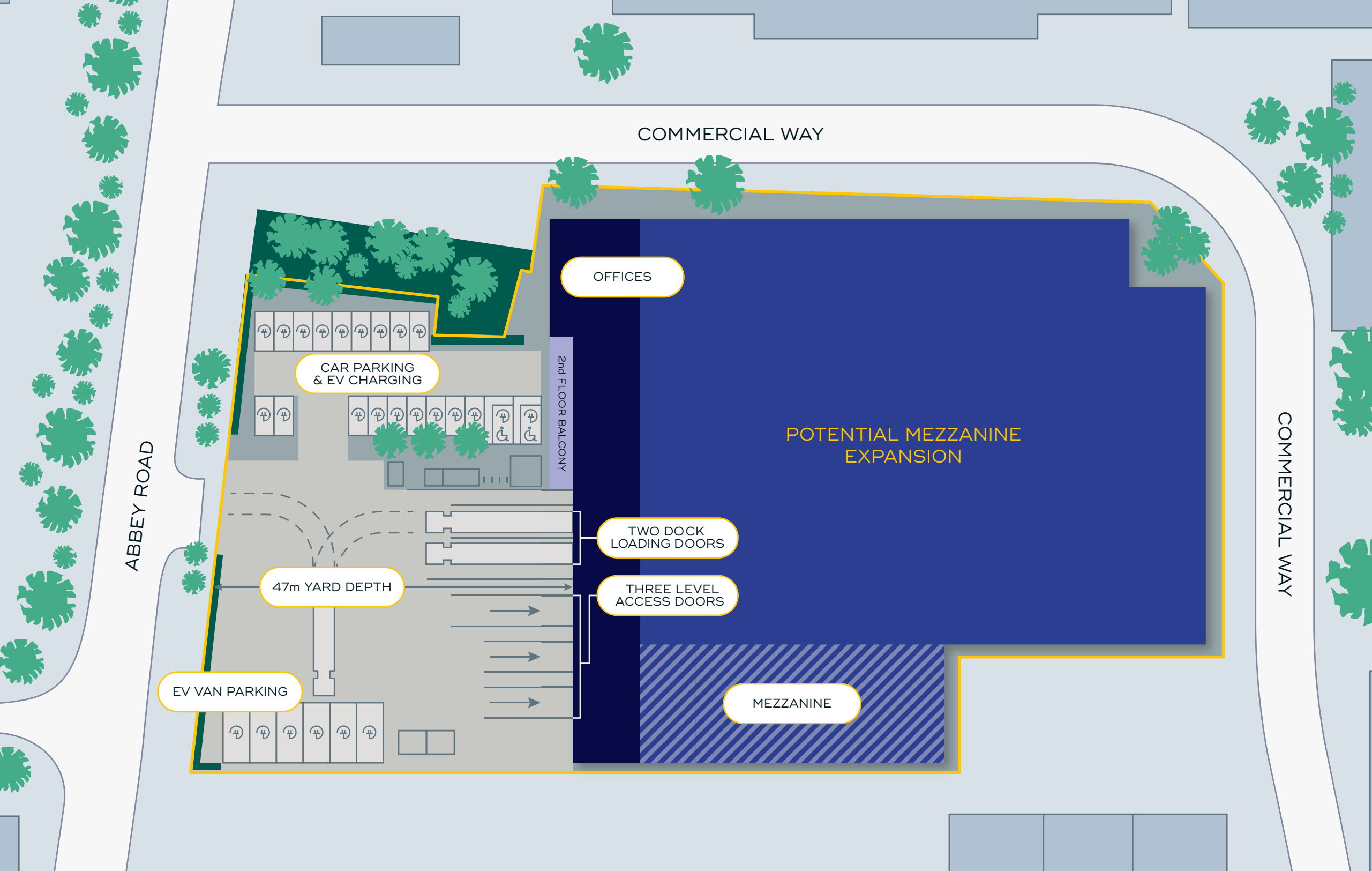



TARGET EPC A+




WELL-ENABLED DESIGN






-  15M CLEAR HEIGHT


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-  TWO DOCK LEVEL LOADING DOORS


---

-  THREE LEVEL ACCESS LOADING DOORS


---

-  15KN/SQ M MEZZANINE FLOOR LOADING


---

-  1MVA TOTAL POWER

---

-  50 KN/M2 (15 KN/M2 MEZZANINE) FLOOR LOADING

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-  **NOT TO SCALE**  
Indicative only

	SQ FT	SQ M
GROUND FLOOR	57,820	5,272
FIRST FLOOR OFFICE	7,255	674
SECOND FLOOR OFFICE	5,845	543
MEZZANINE	6,965	647
<b>TOTAL AREA</b>	<b>77,885</b>	<b>7,236</b>

All areas are approximate and calculated on a gross external basis (GEA).



# FAST-TRACKED DELIVERY



## DRIVE TIMES (MINS)

N. CIRCULAR	3
WESTWAY A40	10
CENTRAL LONDON	20
HEATHROW	20
SLOUGH	30
GATWICK	60

## FIND US

- GOOGLE MAPS
- ///ADVICE.PETS.PALACE



# LIKE GOLD DUST

A golden opportunity for an occupier who values a warehouse designed for the future, located at the heart of Park Royal.



INTERNATIONALLY CONNECTED BY AIR



NATIONALLY CONNECTED BY RAIL



NATIONALLY CONNECTED BY ROAD



£9.5 billion average discretionary Income within 30 Mins

2M people accessible within 30 mins peak hours

44 mins average journey to all London postcodes

An unrivalled mix of global occupiers (FedEx, DHL, DPD)



# THE FUTURE AT WORK

PR2 is designed to attract and retain the best employees in London.

It offers a state-of-the-art, vibrant workspace:

- ▶ Modern, comfortable comfort cooled offices, full of natural light
- ▶ Relaxing break out spaces and even a spacious balcony
- ▶ Cycle storage (including electric bike charging), and employee showers
- ▶ Sustainable, bio-diverse landscaping and EV charge points for private cars

PR2 has been designed with employee wellness in mind.



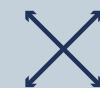
Natural Light



Comfort Cooling and Heating



Employee Showers



Break out Spaces



Well Design Principles



Bio-diverse Landscaping



# LAST WORD IN LAST MILE

PR2 is part of the extensive and award-winning GLi London platform, a portfolio of next generation warehouses with multiple sites across London within the M25.

Our properties are designed to save occupier energy costs and maximise operating efficiency. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.



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