

GLI PARK ROYAL

PR2

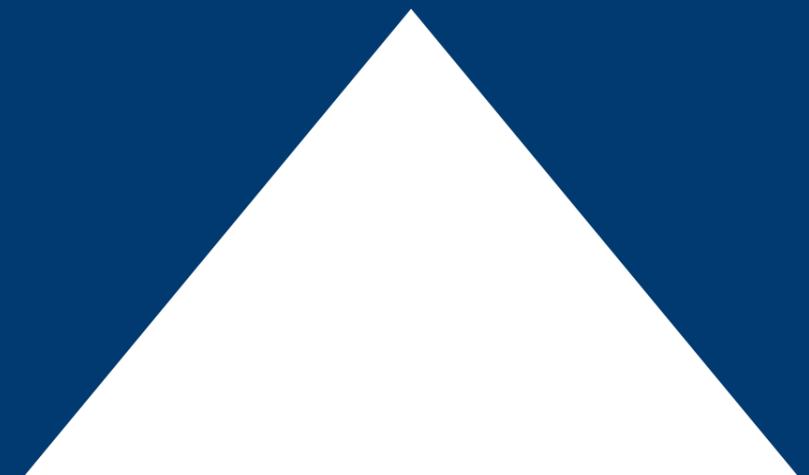
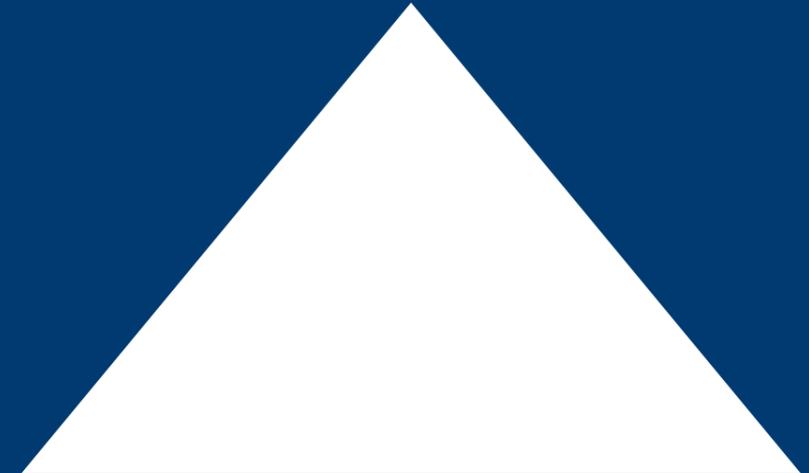
A STEP UP IN PARK ROYAL

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

77,885 SQ FT
Now Available
29 Abbey Road
London, NW10 7SJ

IAS industrial agents society | **Awards 2024**

SHORTLISTED FOR ESG Initiative of the Year



SPACE TO GROW

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

77,885 SQ FT Now Available



50% More Volume



43,055 sq ft Mezzanine Expansion



100% Electric Van & Car Charging



Up to 5MVA Power



PV Cost Savings of £80,000 pa

50m Yard Depth

£4.4M
Energy savings
over 20 years



PARK ROYAL IS ON THE MONEY

The best connected industrial estate in the UK

The most strategic industrial location servicing Central London

Further connectivity benefits from the delivery of HS2 and Elizabeth Lines

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

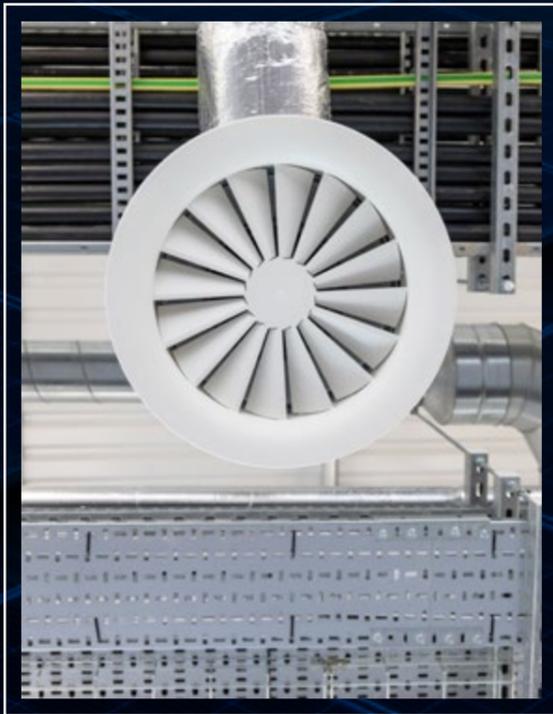
A MORE EFFICIENT BUILDING

£56k+

Average annual energy cost

£2.82

Savings per sq ft



£4.4M

Energy savings over 20 years

£219k+

Average saving per annum

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

EXISTING



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



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



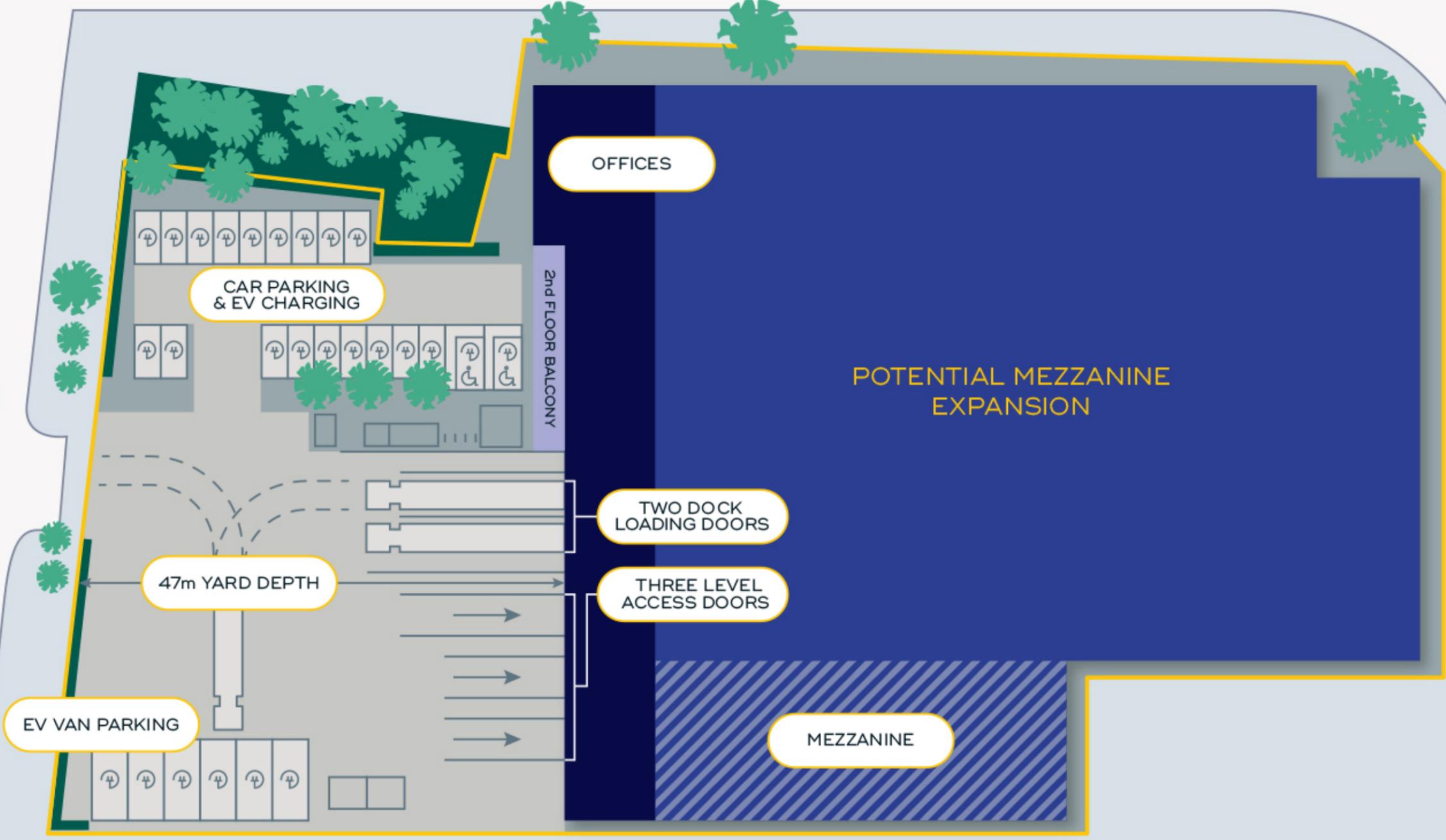
TARGET EPC A+



WELL-ENABLED DESIGN

ABBAY ROAD

COMMERCIAL WAY



- 
15M
CLEAR HEIGHT

- 
TWO DOCK LEVEL
LOADING DOORS

- 
THREE LEVEL
ACCESS LOADING
DOORS

- 
15KN/SQ M
MEZZANINE
FLOOR LOADING

- 
5MVA
TOTAL POWER

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

- 
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
TOTAL AREA	77,885	7,236

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](http://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.

£9.5 billion average discretionary expenditure 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

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.



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GLi PARK ROYAL

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