

GLI PARK ROYAL

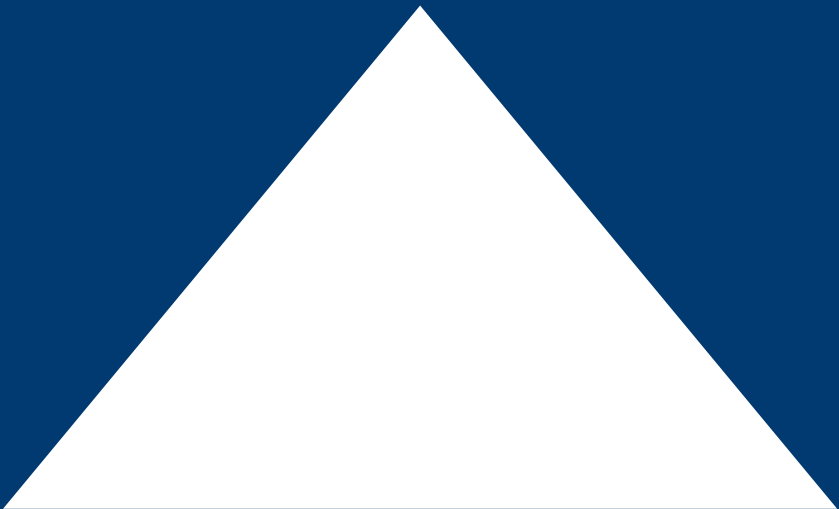
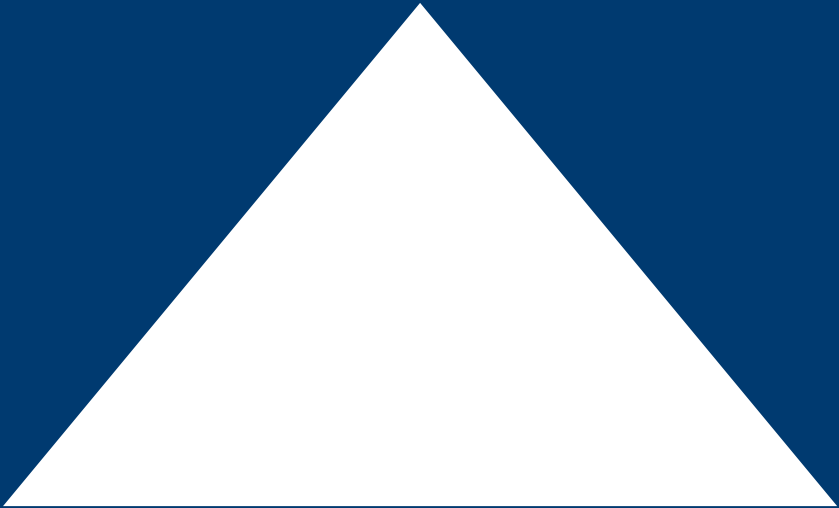
PR2

A STEP UP IN PARK ROYAL

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

78,267 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.

78,267 SQ FT
Now Available

Option available for a mezzanine expansion offering a total of
121,322 SQ FT



50% More Volume



360° Lorry Turning



100% Electric Van & Car Charging



1MVA 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

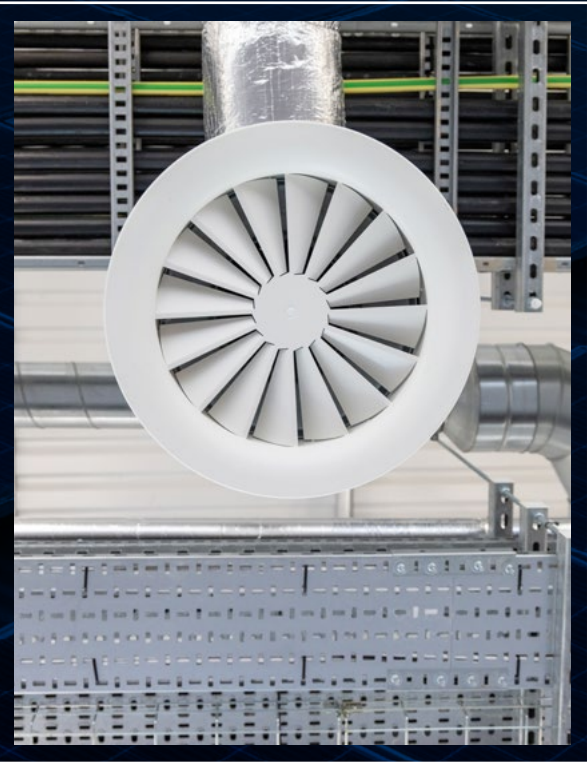


£4.4M

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	⊗



CGI for illustrative purposes, fit out not included

Ground floor

57,663
SQ FT



Offices

13,621
SQ FT



Mezzanine (Existing)

6,983
SQ FT



TOTAL SQ FT incl. core

78,267



CGI for illustrative purposes, fit out not included

Base Build

78,267
SQ FT



Mezzanine

43,055
SQ FT



TOTAL SQ FT incl. core

121,322

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 for a total 121,322 sq ft. 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

EXISTING MEZZANINE

55%
MORE SPACE
Potential mezzanine
extension

RAISING THE ROOF

BENEFITS OF 15M HEIGHT

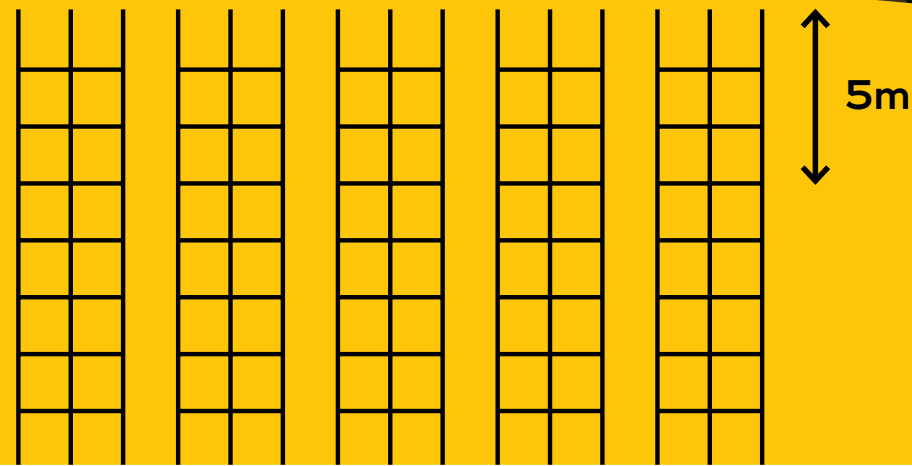
- ▶ 35% more pallets than a 12m warehouse height
- ▶ 60% more pallets than a 10m warehouse height

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



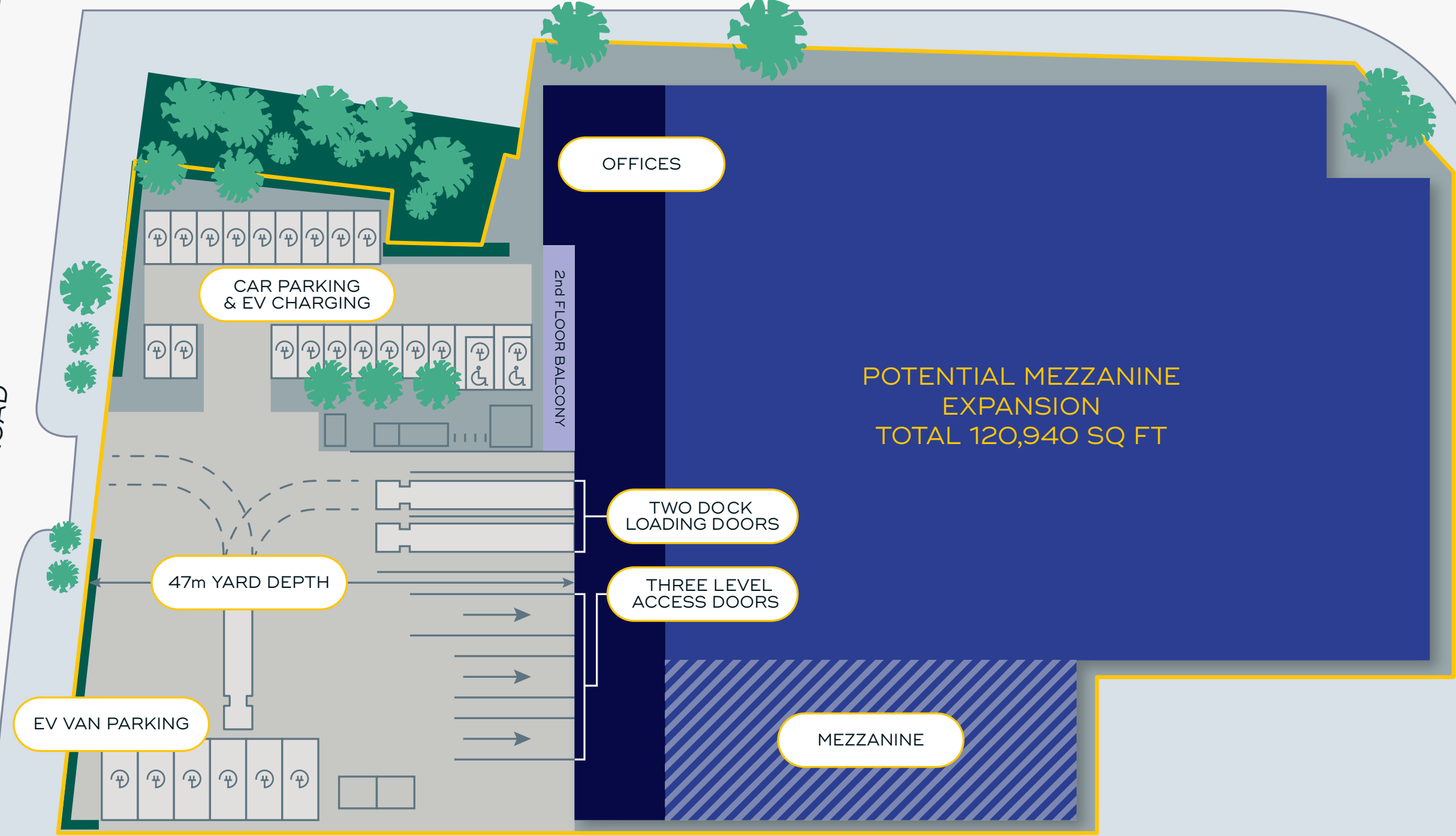
TARGET EPC A+



WELL-ENABLED DESIGN

ABBAY ROAD

COMMERCIAL WAY



15M
CLEAR HEIGHT



TWO DOCK LEVEL
LOADING DOORS



THREE LEVEL
ACCESS LOADING
DOORS



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



1MVA
TOTAL POWER



NOT TO SCALE
Indicative only

	SQ FT	SQ M
GROUND FLOOR	57,663	5,357.
FIRST FLOOR OFFICE	7,622	708
SECOND FLOOR OFFICE	5,999	557
MEZZANINE	6,983	648
TOTAL AREA	78,267	7,271

LONDON CENTRIC

[///ADVICE.PETS.PALACE](http://ADVICE.PETS.PALACE)

[GOOGLE MAPS](#)

DRIVE TIMES (in minutes)

3
North Circular Road
A406

10
Westway
A40

25
Central London

20
Heathrow Airport



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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 **PATRIZIA**

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