

PR3

GLI PARK ROYAL

AVAILABLE 2028

**97,660 SQ
FT**

PARK

ROYAL

**BEST IN CLASS
ULTRA-PRIME URBAN
LOGISTICS WAREHOUSE**

**100 TWYFORD
ABBAY ROAD, NW10 7HP**

97,660 SQ FT

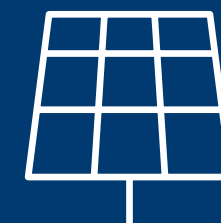
**RIGHT SIZE,
RIGHT SPACE,
RIGHT LOCATION**



**BEST IN
CLASS**



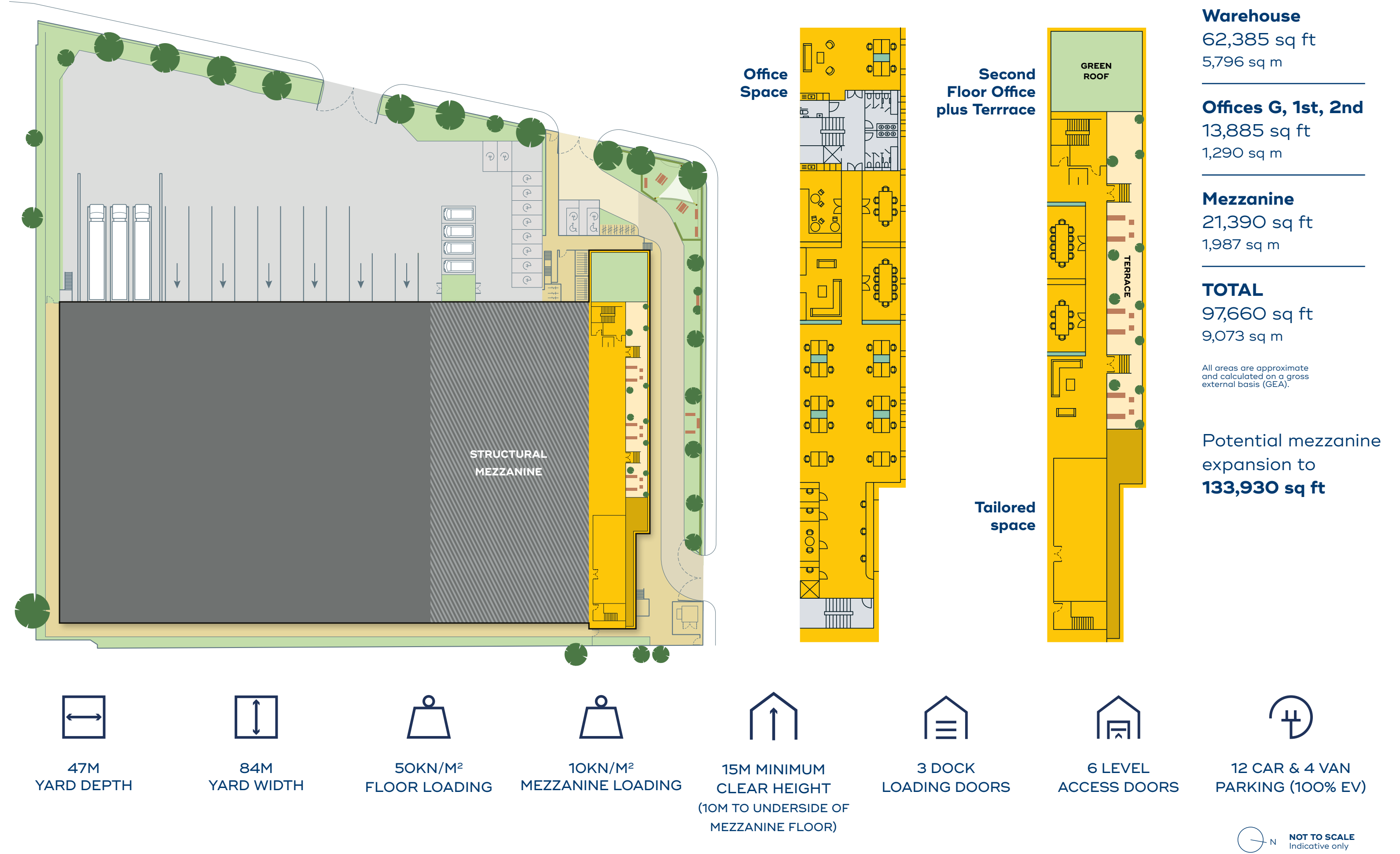
**STRATEGIC CENTRAL
LONDON LOCATION**



**PV COST SAVINGS
OF £100,000 PA**

**BREEAM
OUTSTANDING**

**TARGETING BREEAM
'OUTSTANDING'**



LONDON CENTRIC

///LOFT.HEDGE.RACES

GOOGLE MAPS

DRIVE TIMES

(in minutes)

3
North Circular Road
A406

10
Westway
A40

25
Central London

20
Heathrow Airport





IN NUMBERS

Mezzanine

21,390 sq ft

Potential Mezzanine Expansion to 133,930 sq ft

Yard dimensions

47m x 84m

A large yard provides ample space for easy loading, unloading, and maneuvering of large vehicles.

More volume

50%

50% more warehouse space allows for more inventory. It also improves efficiency and readiness for peak periods.

Cost savings

£100K

Photovoltaic cells on the roof saves, on average £100,000 per annum, as well as being sustainable.

EV charging

100%

100% Electric van and car charging reduces fuel costs, and supports sustainability.

PARK ROYAL

The most strategic distribution location servicing Central London.

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

5

A40 & NORTH
CIRCULAR RD

min drive

25

FOUR ZONE 3
TUBE STATIONS

min walk

25

DELIVERY
TO CENTRAL
LONDON

min drive

30

TWO MILLION
PEOPLE

min drive

BASE BUILD

CGI for illustrative purposes

Ground floor

62,385
SQ FT



Offices

13,885
SQ FT



Mezzanine

21,390
SQ FT



TOTAL SQ FT
97,660
SQ FT

Incl. core

MEZZANINE+

CGI for illustrative purposes

Base Build
97,660
SQ FT



Potential Mezzanine
36,270
SQ FT



TOTAL SQ FT
133,930
SQ FT

CGI for illustrative purposes



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

10,408
Pallet Locations (WA)

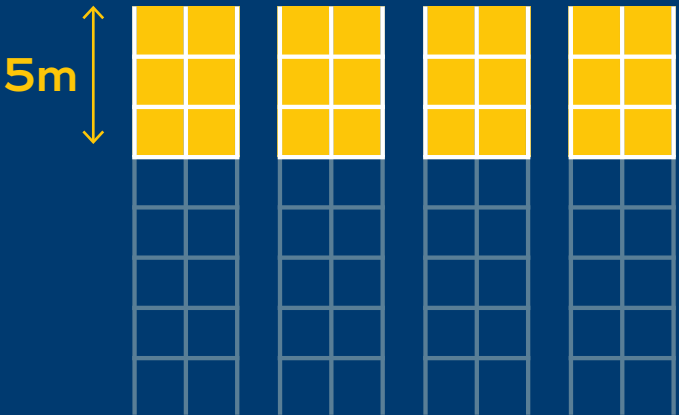
7,645
Pallet Locations (VNA)

35% more pallets than a 12m warehouse height

60% more pallets than a 10m warehouse height

BENEFITS OF 15M HEIGHT

- + Option to add up to an addtional 36,270 sq ft mezzanine that means 55% more operating space and even greater business flexibilty
- + Ideal for food operators
- + Ideal for storage operators
- + Ideal for film studio operations



WELL LOCATED

A golden opportunity for an occupier who values a warehouse designed for the future, located at the heart of Park Royal, surrounded by an unrivalled mix of global occupiers (FedEx, DHL, DPD).

CENTRAL LONDON - WEST

£9.5bn

Average discretionary income within 30 mins

£2m

People accessible within 30 mins peak hours

44mins

average journey to all London postcodes

WESTERN AVE. A40

ABBEY ROAD

NORTH CIRCULAR ROAD A406

PR3



ATTRACTING AND RETAINING THE BEST



Generous
natural light



Comfort cooling
and heating



End of journey
facilities



Roof terrace with
canal views



* CGIs for indicative purposes

SUSTAINED

SUSTAINABILITY



Maximum capacity
solar PV



12 Bicycles storage
(+ Bike charging)



Rainwater
harvesting



LED lighting
75% Less energy
25% More durability



Sub-metering of
energy consumption



100%
EV charging



Water leak
detection



Green
leases



Carbon
neutral build



Indicative image / PR2



Indicative image / PR2

THE LAST WORD IN LAST MILE

PR3

PR3 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.

Visit: **GLI.LONDON/PROPERTY/PR3**

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KSP

 **PATRIZIA**

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