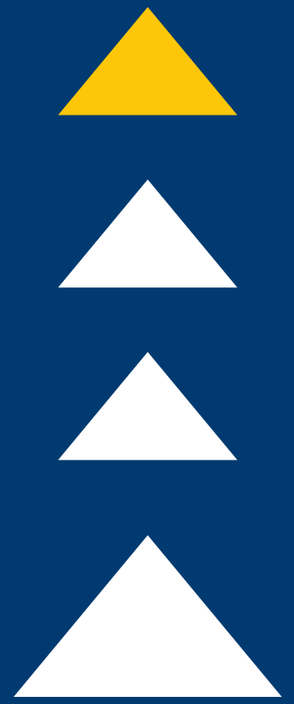
GLi PARK ROYAL

77,885 SQ FT
Available July 2024
Technical Pack

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

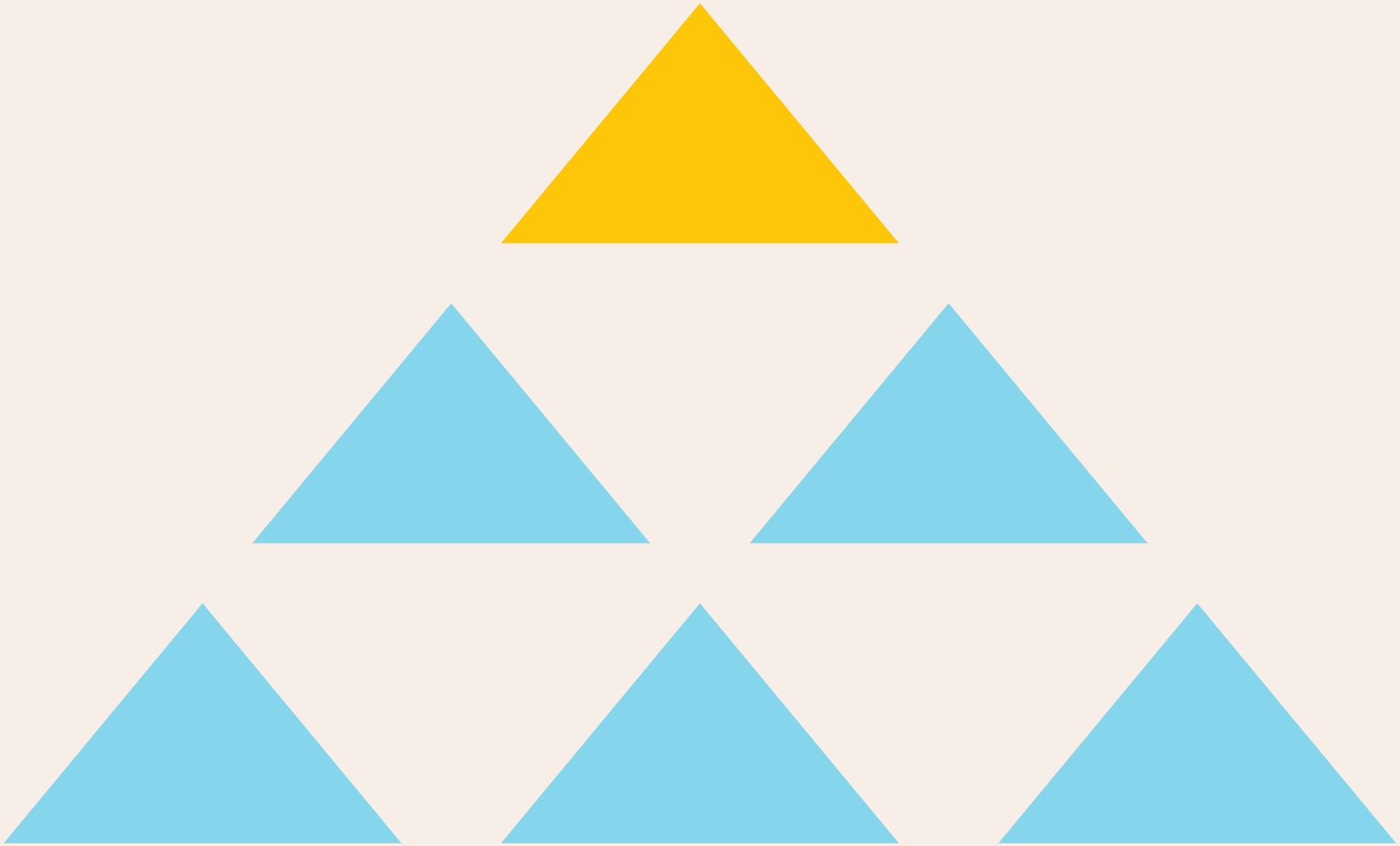
PR2
A STEP UP IN PARK ROYAL

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



CONTENTS

PRZ



TAKE THE NEXT STEP UP

WITH A NEW SUSTAINABLE PRIME URBAN WAREHOUSE

THE AREA 03

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CONNECTIONS 21

PR2 is an ultra-sustainable urban logistics warehouse. 77,885 sq ft, 15m minimum clear height, 100% electric. The development is on Abbey Road in Park Royal at the heart of London's most important logistics zone with excellent access to the A40, the M25 and Central London. The warehouse will be available July 2024.



THE AREA


CENTRAL LONDON
A40
WILLESDEN JCT
Bakerloo and Overground lines
OLD OAK COMMON
HS2
N. ACTON
Central line
HARLESDEN
Bakerloo and Overground lines
ACTON MAINLINE
Elizabeth line
PARK ROYAL ROAD
FedEx
DHL
ASDA
PR1
CLASSIC
FINE FOODS
PR2
dpd
ABBEY ROAD
BAKKAVÖR
A406
Enotria&Coe
PARK ROYAL
Piccadilly line

TIMELINE



STEEL FRAME FULLY ERECTED
February 2024

WEATHER TIGHT
May 2024

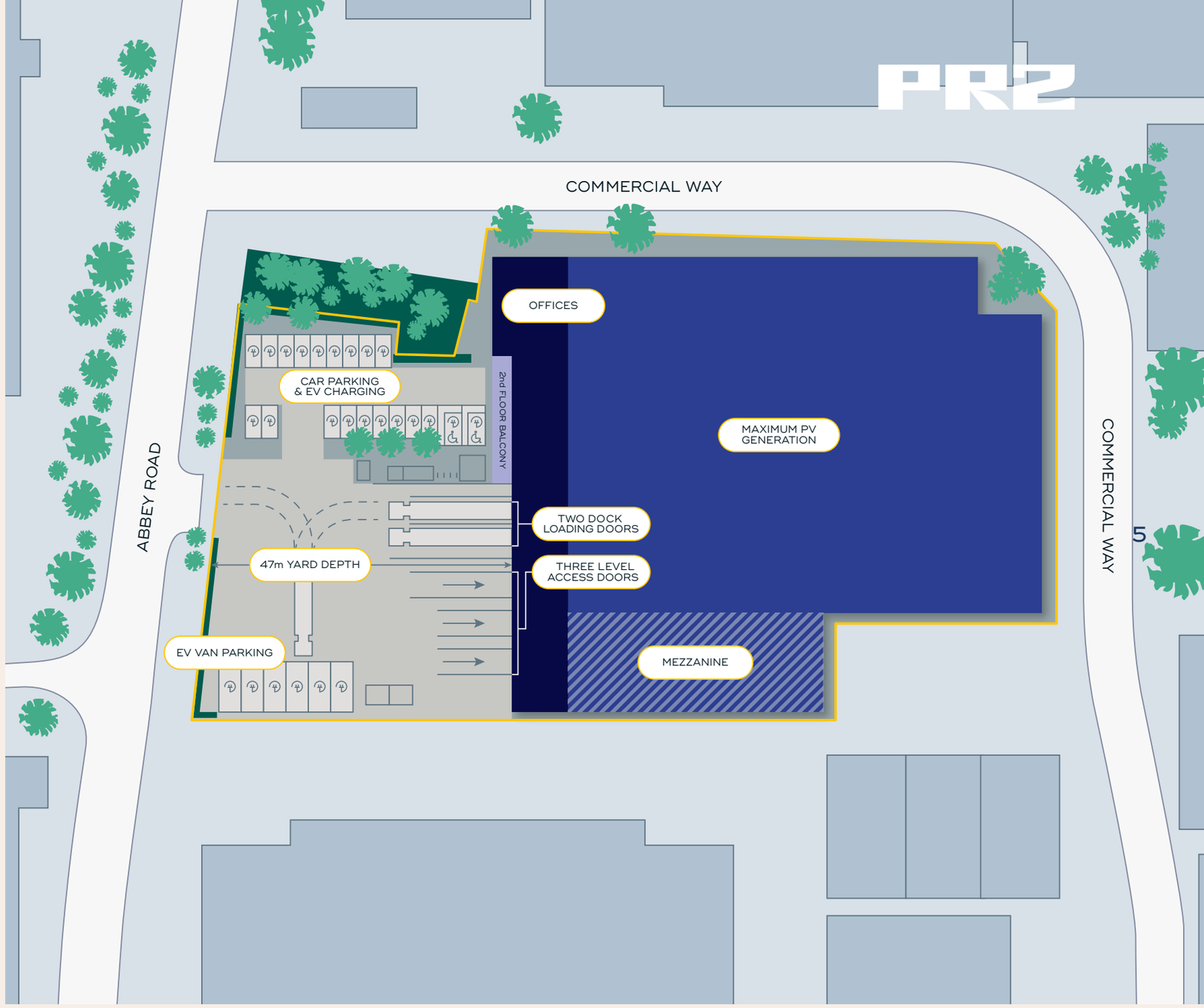
PV INSTALL
June 2024

BATTERY STORAGE
June 2024

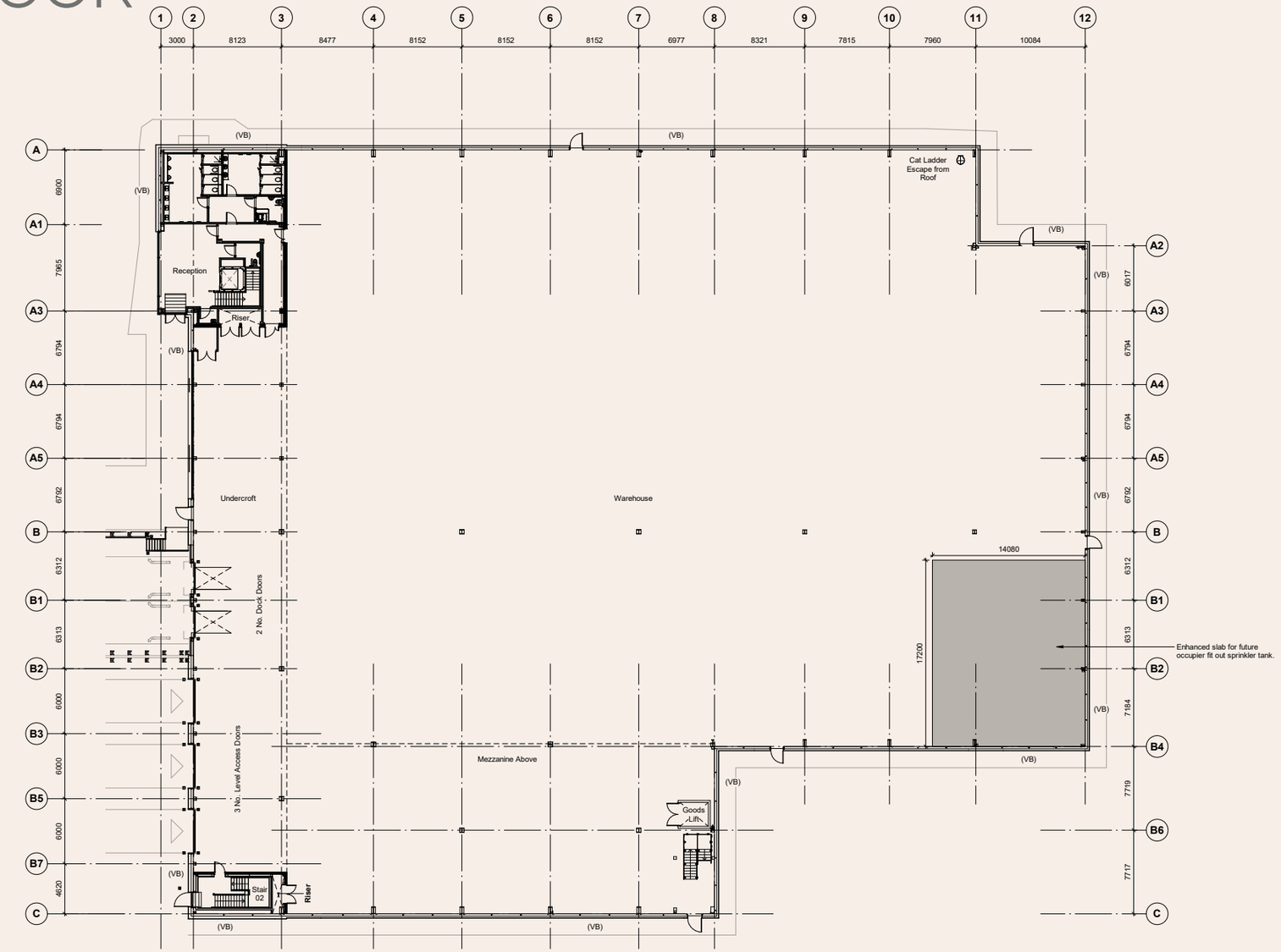
PRACTICAL COMPLETION
July 2024

ACCOMMODATION DETAILS

Warehouse (incl. Core)	**57,820 sq ft** (5,372 sq m)
1st Floor Core (incl. stairs & WCs)	**2,370 sq ft** (220 sq m)
1st Floor Offices	**4,885 sq ft** (454 sq m)
2nd Floor Core	**3,208 sq ft** (298 sq m)
2nd Floor Offices	**2,500 sq ft** (232 sq m)
Mezzanine	**6,965 sq ft** (647 sq m)
Total Area	**76,910 sq ft** (7,145 sq m)
Plant Deck	**1,561 sq ft** (145 sq m)
Fitted Office as percentage of total	**9.6%**
Minimum Clear Height	**15m**
Yard Depth	**47m**
Dock Loading Doors	**2**
Level Access Loading Doors	**3**
Car Parking Spaces	**20** (22kW AC charge points)
Van Charge Points	**6** (3 Dual fleet chargers 20kW DC)
HGV Parking in Yard	**5** Including loading dock positions
Bike Parking	**37**
Power	**950kVA**



WAREHOUSE
GROUND FLOOR



A full suite of plans (in PDF and DWG formats) plus details of the specification are available upon request.

WAREHOUSE SPECIFICATION

PRZ

FLOOR LOADING
50kN/m² UDL

RACK LEG LOADING
75kN with 300mm back-to-back spacing with 100 x 100mm baseplate.

EMERGENCY SIGNAGE
Emergency signage and associated lighting provided in accordance with Approved Document B of the Building Regulations/the requirements of BS 5266.

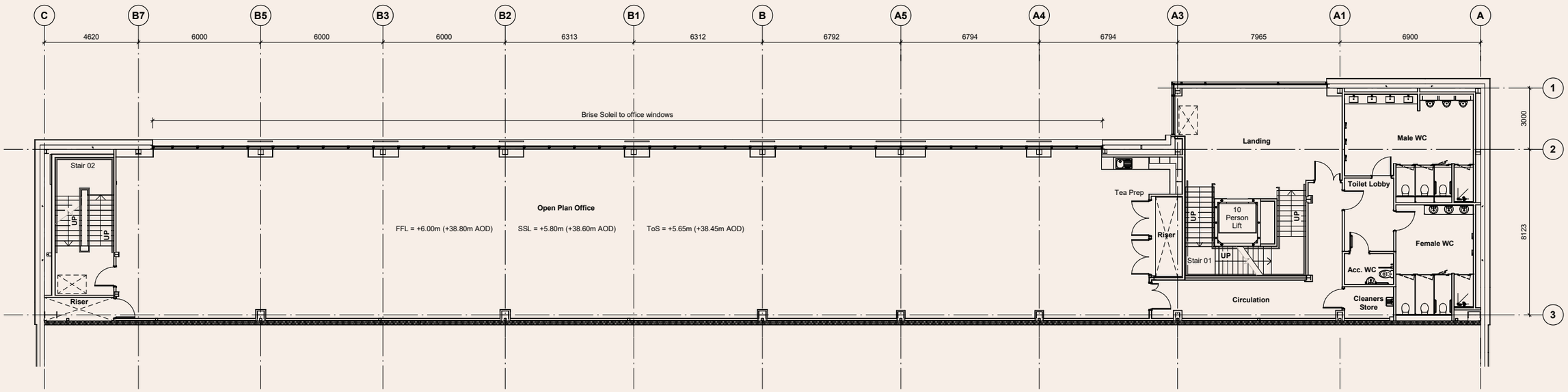
Emergency lighting will be undertaken utilising a combination of LED type fittings, self-contained 3-hour duration emergency operation luminaires and 3-hour duration emergency converted luminaires.

REINFORCED CONCRETE
Reinforced concrete ground slab with a power floated floor finish with an acrylic hardening membrane (slab suitable for grinding to form tracks for VNA forklift trucks).

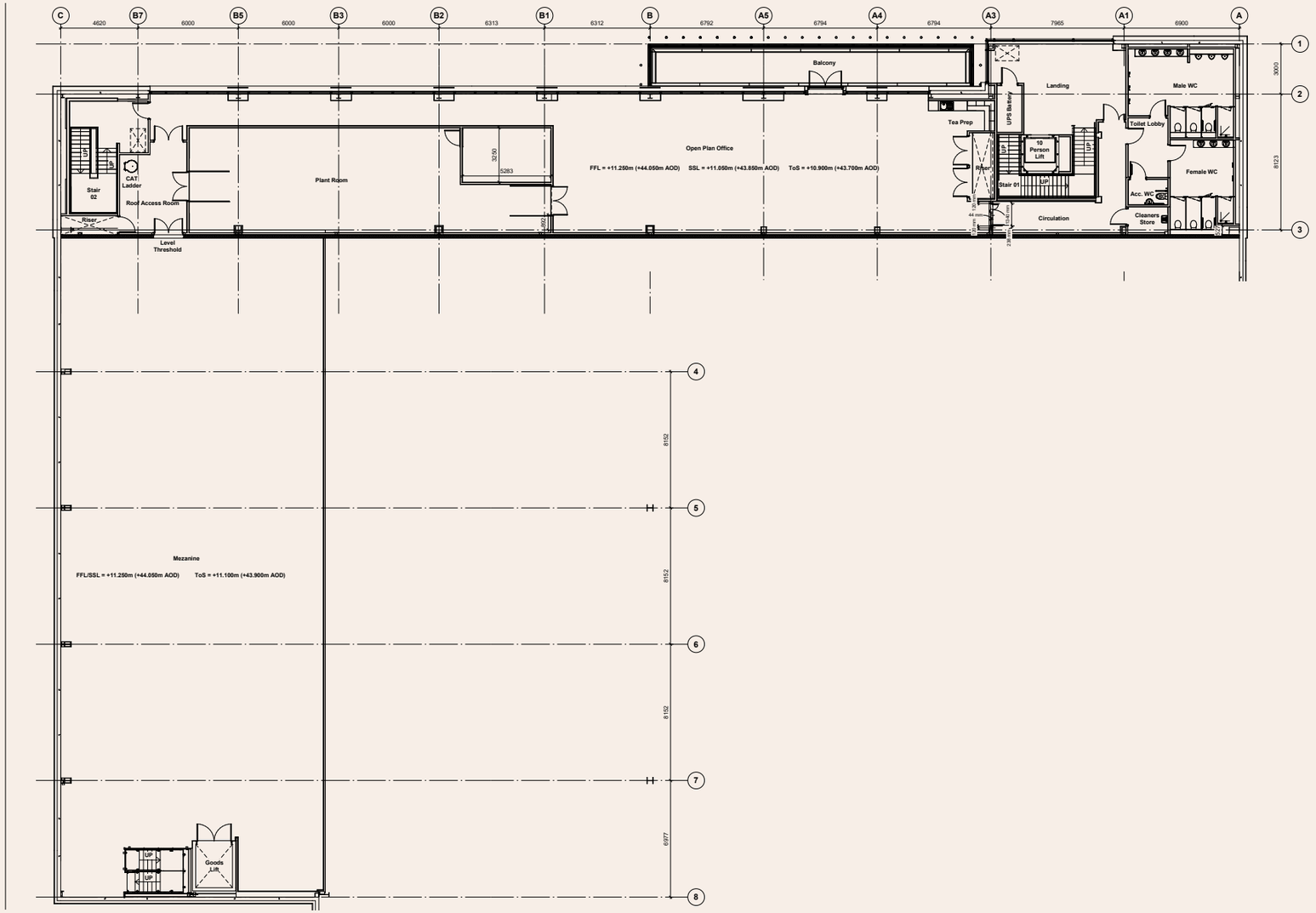
ROOFLIGHTS
Twin-Therm® Therma-light rooflights will be triple skinned GRP, with an 8oz (2.44kg/m²) inner and a 6oz (1.83kg/m²) outer skin, with a separate intermediate core and all relevant CA components to achieve a minimum U-value of 1.30 W/m²K.

Rooflights will be provided to approximately 15% of the warehouse floor area, installed as per the manufacturer's instructions and are to be Non-Fragile for a period of 25 years. Subject to positions of purlins & rafters.

OFFICES
1ST FLOOR



OFFICES
2ND FLOOR



RECEPTION & OFFICES
INTERNAL SPECIFICATION

PRZ

FIRST FLOOR AND SECOND FLOOR OFFICE AREA
Superimposed loading of 2.5kN/m² and an additional loading of 1.0kN/m² for partitions with a surface tolerance and finish appropriate to the specified floor finishes.

ENTRANCE FLOORING
Ceramic floor tile. 600 x 600mm, PTV rating 36+ in a mid to dark green colour range – Recycled content greater than 39%. Matwell Gradius Tyreguard Matting or similar – 100% recycled rubber wipers.

ACCESSIBILITY
Blue Badge EV parking bays
Wheelchair access to all floors
Accessible toilet facilities

10 PERSON LIFT
Access provided to first and second floor office areas
Evacuation lift with evacuation battery back up

FULL HEIGHT IPS PANELS
Including full height doors to WC and shower cubicles – a range of timber laminates available to suit 'occupier' aspirations. Full height ceramic wall tiles and skirting – recycled content greater than 39%.

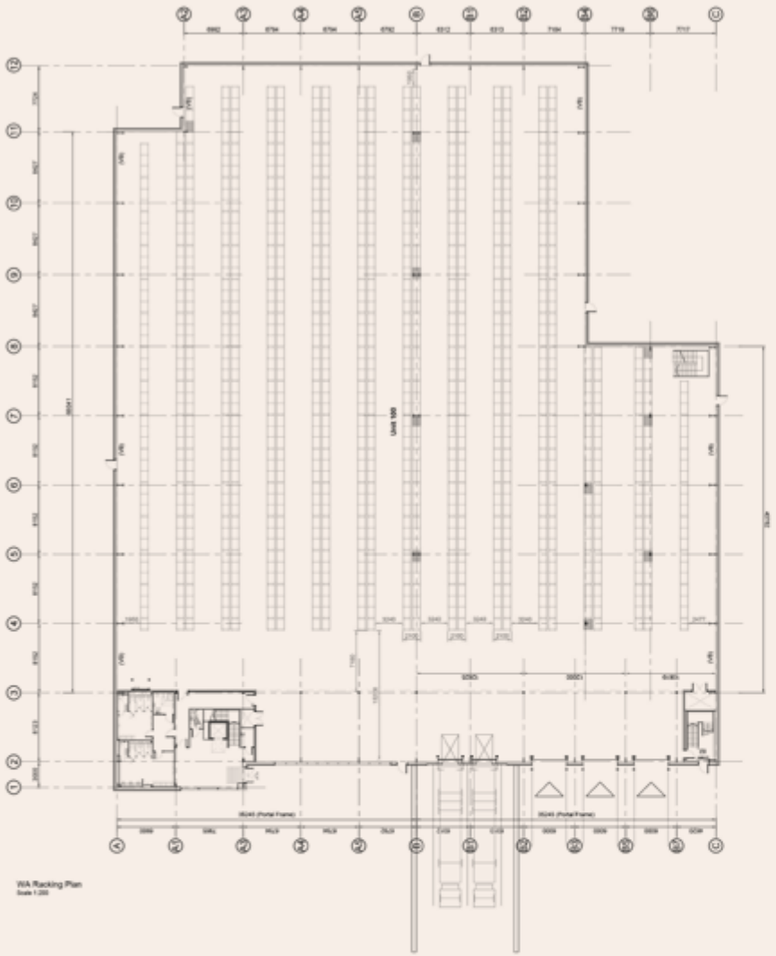
Ceramic floor and skirting tile – recycled content greater than 39%. White vitreous china sanitaryware - including waterless urinals. Surface mounted mirrors. Armitage Shanks 'Doc M' WC pack (dark grey grab rails).

LIGHTING RAFTS
An automated lighting control system will be provided c/ wdaylight dimming and absent/ present detection.
Exposed open plan office containing LED lighting and fan coil units positioned above.

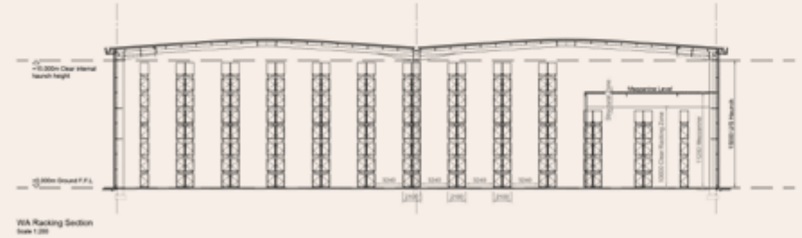
MECHANICAL SYSTEMS
Demand controlled heat recovery ventilation with CO^2 sensing.
VRF Heating & Cooling
Rainwater Harvesting feeding WCs and wash down points.
Heat Pump domestic hot water.

INTERFACE CARPET TILE CARBON NEGATIVE
Backed with Cquest BioX backing paired with specialty 100% recycled yarns on MicroFloor 600 sustainable raised access flooring system.

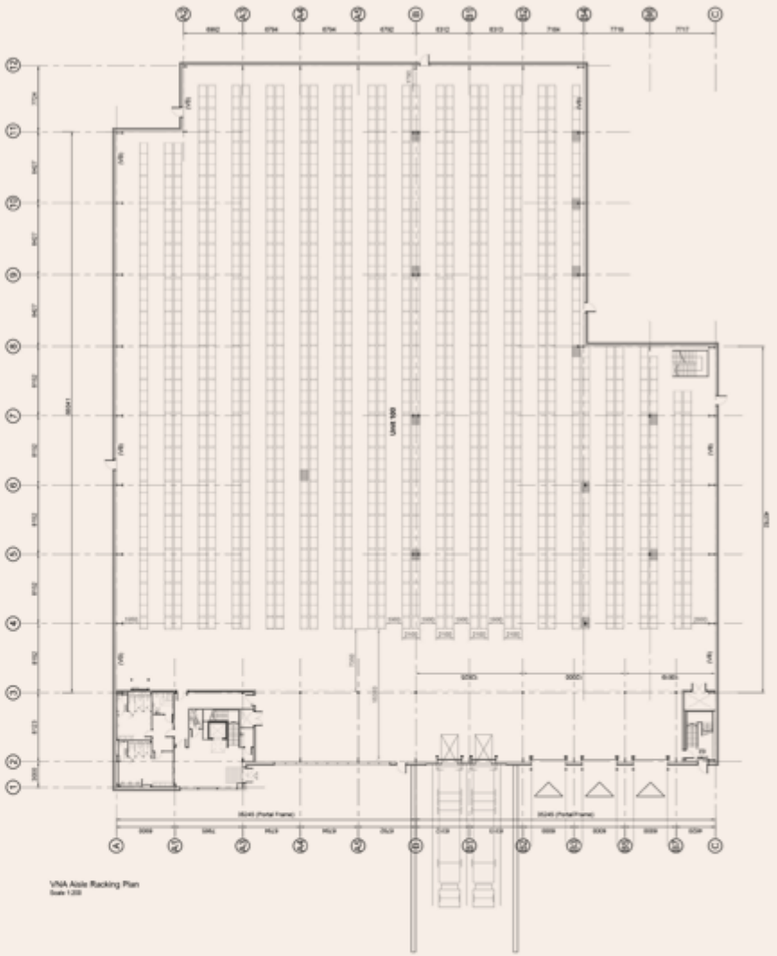

Indicative image – fit out not included



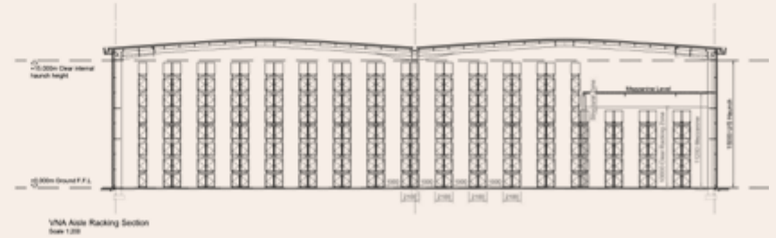
WA Racking Plan



WA Racking Section



VNA Aisle Racking Plan



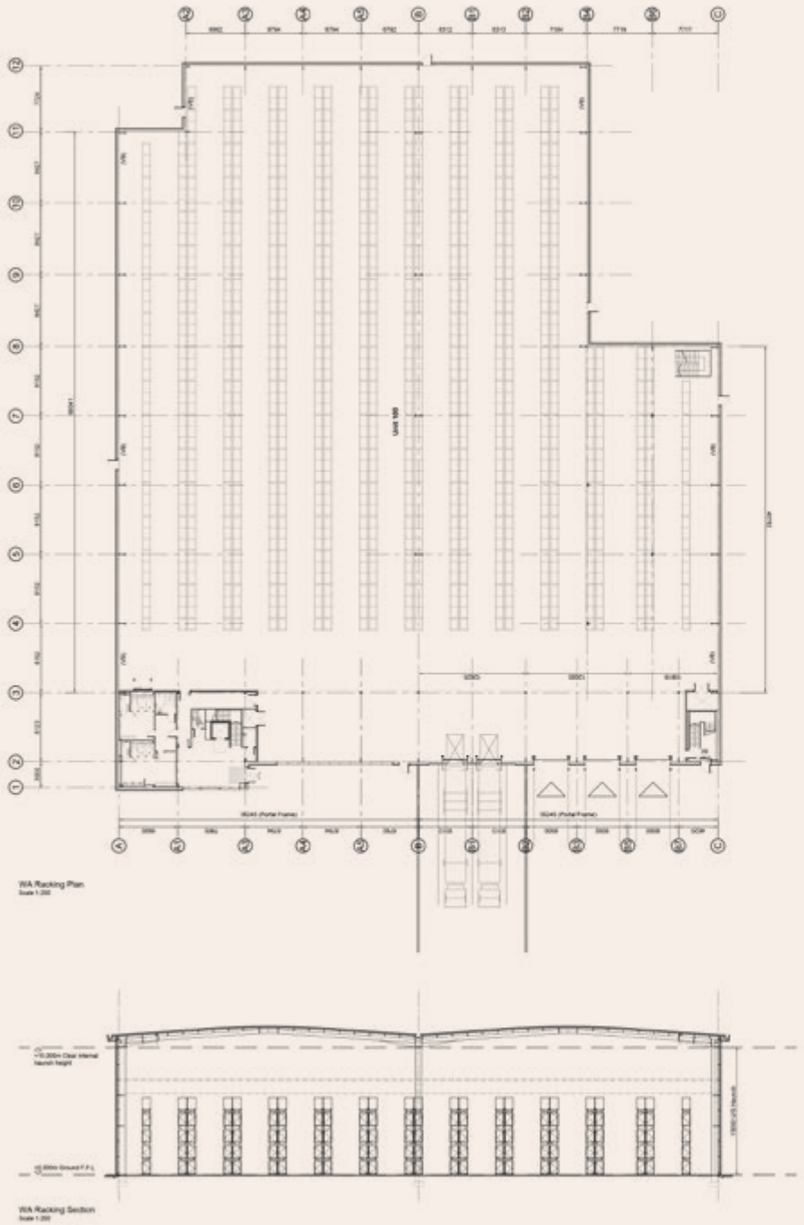
VNA Aisle Racking Section

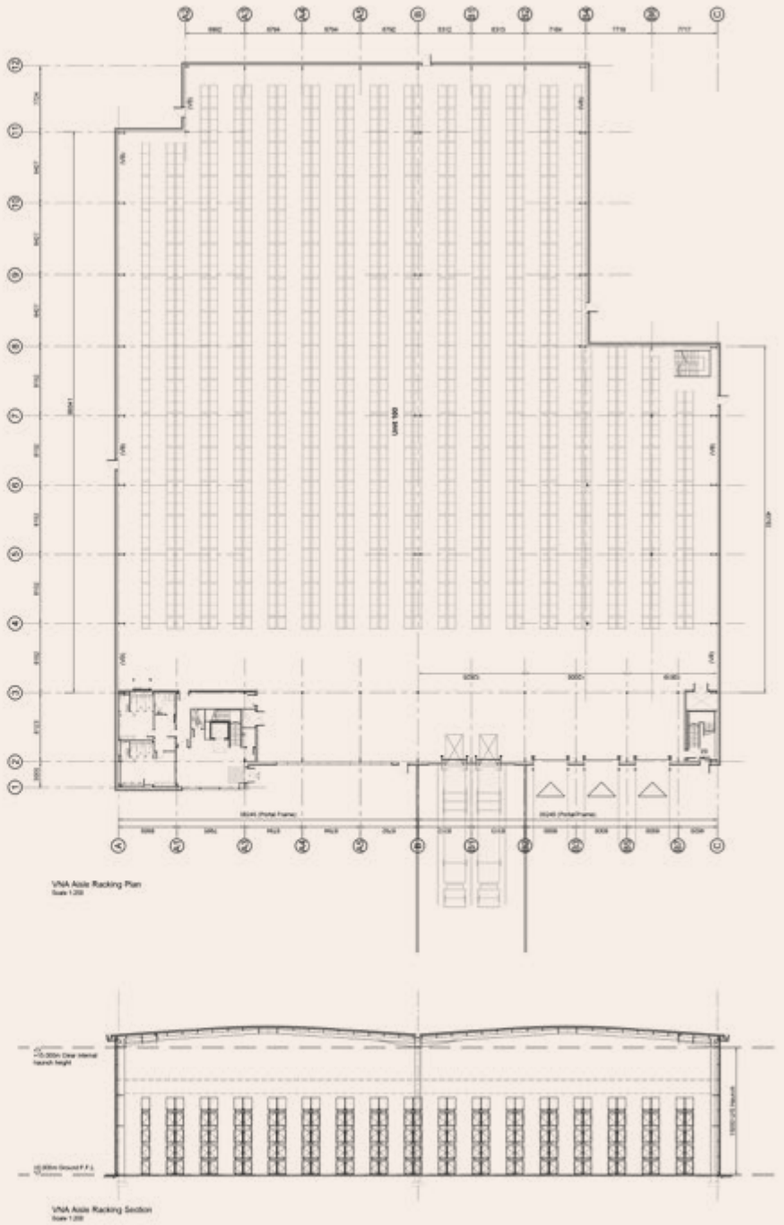
PARTIAL MEZZANINE

Key

VNA
(Very Narrow Aisle)
total maximum count
9,378 pallet locations

WA
(Wide Aisle)
total maximum count
6,876 pallet locations





FULL MEZZANINE

Key

VNA
(Very Narrow Aisle)
total maximum count
6,930 pallet locations

WA
(Wide Aisle)
total maximum count
6,876 pallet locations

ELEVATION
FACADE



A full suite of plans and detailed specification are available upon request.

ELEVATION SPECIFICATION

EXTERNAL CLADDING

The vertical and/or horizontal cladding will be a Twin Therm® from CA Building Products, trapezoidal panels incorporating one of the standard range of profiles, chosen by the Employer/Architect.

The outer sheet will be coated with Colorcoat HPS200Ultra® and/or Prisma® from Tata Steel (colours from the standard range) with a Confidex® Guarantee of 40 years.

INTERNAL CLADDING

CA Building Products 300 MR Micro Rib cladding with an internal liner sheet, a bright white finish, and a fibre insulated core (LBCP rated) to achieve the Target Emissions Rate calculations for the overall thermal performance and heating/cooling design for the building.

The outer sheet will be coated with Colorcoat HPS200Ultra® and/or Colorcoat Prisma® from Tata Steel (colours from the standard range) with a Confidex® Guarantee of up to 40 years.

ROOF

The roof will be the Twin-Therm® system utilising nominal 0.7mm thick Colorcoat HPS200 Ultra® coated steel external sheets supported by the Confidex® Guarantee of up to 40 years and fixed as per the system requirements.

The roof and roof lights are to provide a manufacturer's warranty for the entire installation for a period of 25 years (rainwater goods maximum 25 years).

ENVIRONMENTAL SPECIFICATION

PRP

BREEAM

TARGET
EXCELLENT



EPC – A+



NET ZERO
CARBON STATUS



RAINWATER HARVESTING
MINIMISES WATER USE
FOR WCS AND SINKS

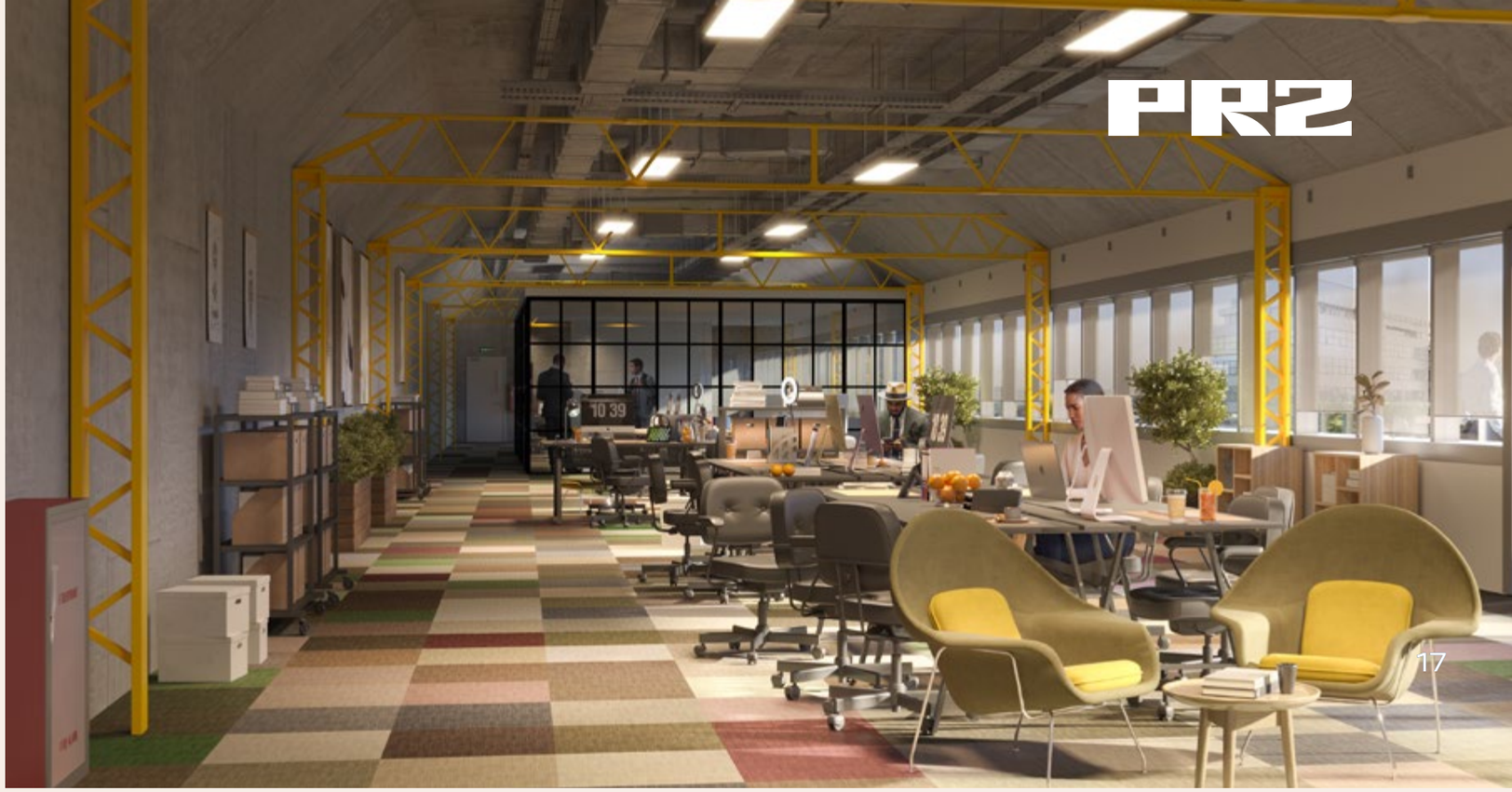


OPERATIONAL ENERGY
DEMAND FORECAST AT
45 KWHELEEQ/M^2



GREEN LIVING WALL TO BIN STORES,
OFFICE BALCONY AND CYCLE
STORAGE ROOF

WELLNESS



DAYLIGHT

Room areas on the external face of the building with glazing shall utilise automatic daylight dimming control that will be used in conjunction with a lighting control system.



AIR QUALITY

CO^2 sensing is incorporated to the mechanical ventilation to automatically adjust the ventilation according to the occupancy.

Second floor external balcony access via the office accommodation.

Shower/welfare facilities on all floors.

Cycle shelter provision to provide security and protection for bicycles with a safe pedestrian route between warehouse/office areas. The shelters contain eco-habitats and green living roofs.

FEATURES

PRZ

SERVICES

- 950 kVA total incoming power / 1MVA substation
- Dual / diverse incoming routes provided for telecom ducts / draw pits
- 32mm incoming water with 90mm fire main for sprinkler anticipation for future incoming tenant install

BIODIVERSITY AND PLANTING

- Landscape designed to maintain existing established on plot trees and ecology
- Additional planting in the form of extra heavy rootballed trees – species Acer platanoides ‘Coloumnare’ and Betula pendula
- Proposed native hedgerow – 15% Hornbeam, 50% Hawthorn, 15% Beech, 10% Privot, 10% Blackthorn
- Low ornamental shrub / herbaceous planting with proposed bulb areas in Narcissus ‘February Gold’ and Crocus tommasinianus

OTHER FACILITIES

- Waste recycling / bin stores with minimum 10m^2 provided for recycling bin storage
- Pedestrian access from the site boundary to the main entrance is by means of a level approach footpath with a gradient, whether over its full length or in part, not steeper than 1:20. All pedestrian access footpaths are to be finished with block paviours and tactile paving to pedestrian crossing points as necessary. Footpaths are designed to provide a minimum clear surface width of 2000mm which is sufficient for pedestrian passing and wheelchair access.

RATES

- Base Rate £55
- Rateable Value £226,000

FEATURES

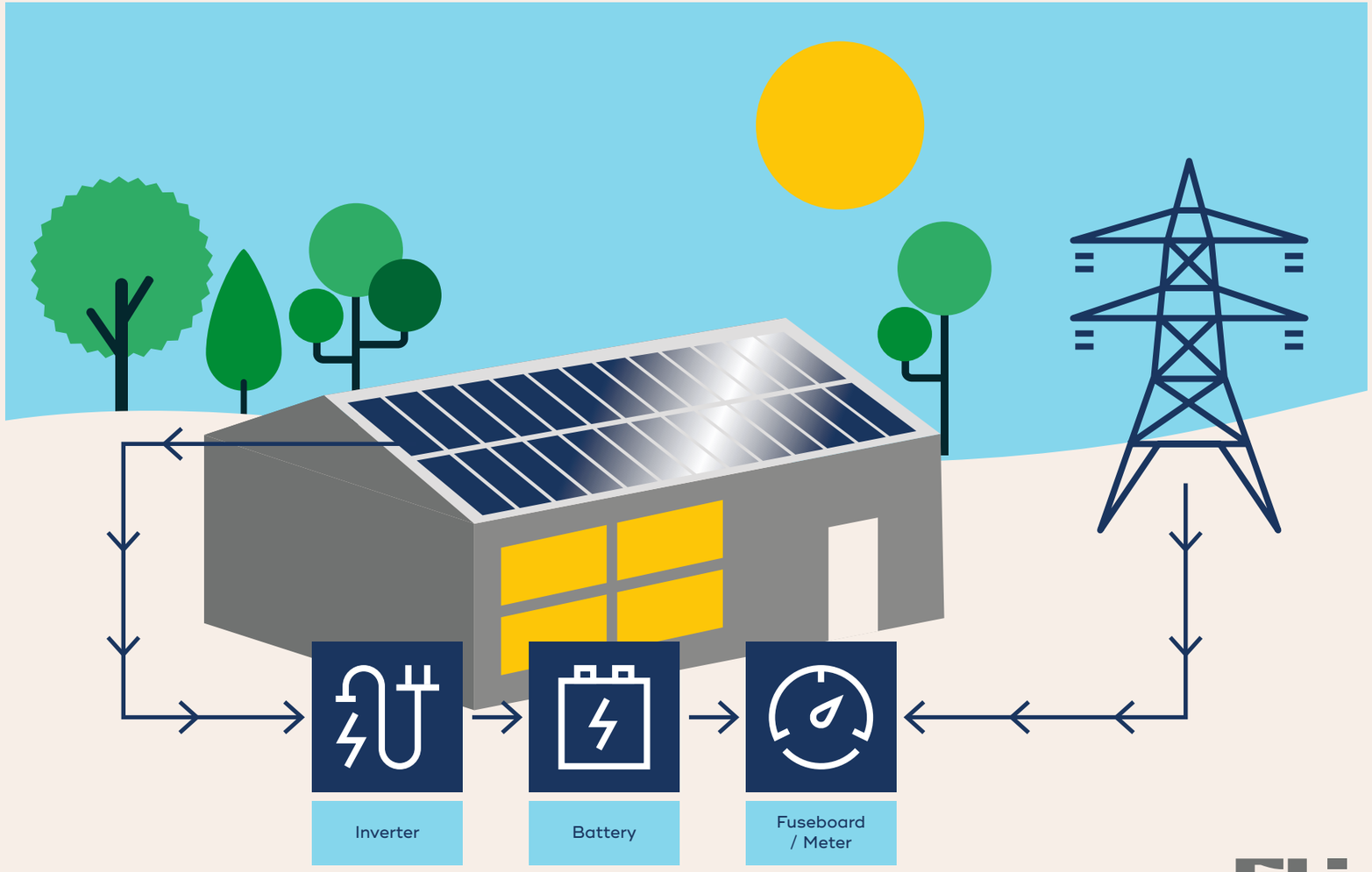
PR2

PR2 is designed with maximum rooftop photovoltaic (solar panel) coverage, and also battery storage to ensure energy resilience and occupier cost savings. Full details on application.

387kWP Photovoltaic (solar panel) maximising content on the roof coverage

Battery storage option of 60kW inverter and 67kWh battery system

120kW system c/w 134 kWh battery and uplift in terms of battery storage per m67kWh



GLi

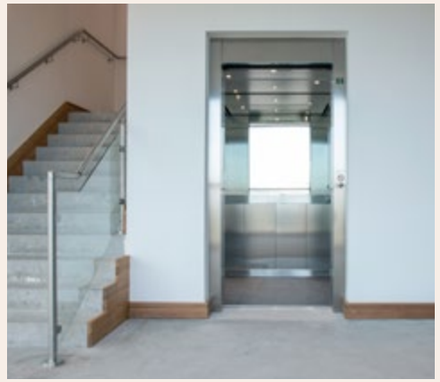
FEATURES











Images from the recently completed and pre-let PR1.





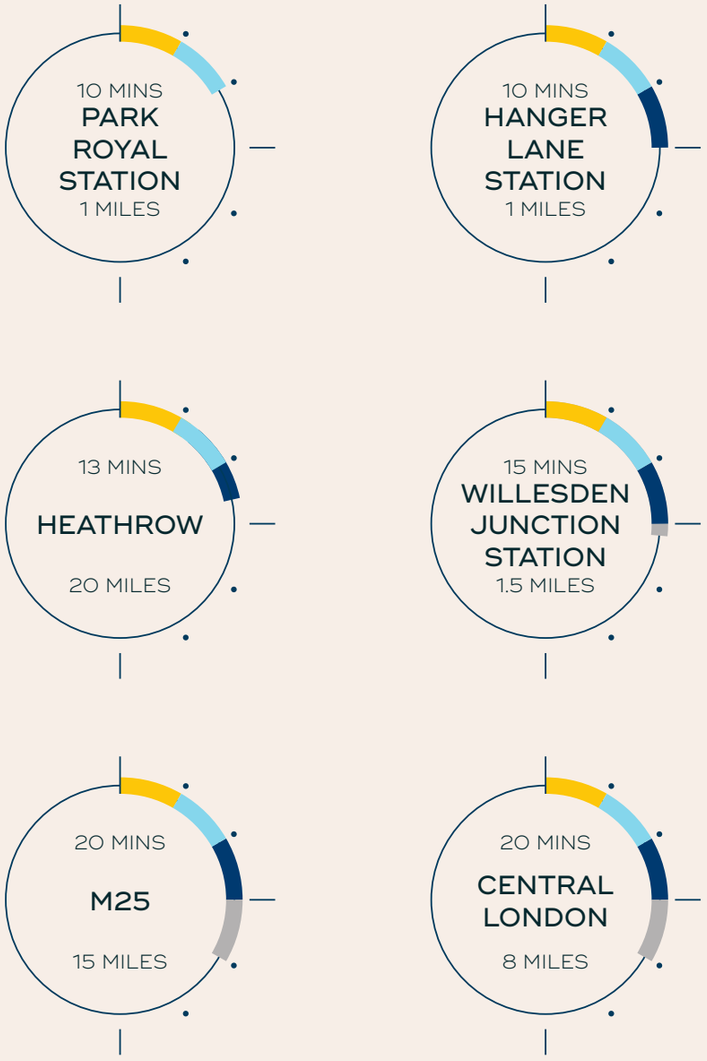
THE AREA



PR2 is located in Park Royal, a world class transport 'super-hub' in North West London with exceptional connectivity (via the A406, A41, and the M25) to the National Road Network.

Easy access to A40/M40/ A406, Multiple Underground (Central, Piccadilly, Bakerloo) and National Rail stations within a mile to attract a skilled local workforce.

UP TO SPEED



PR2

Nine London Underground/National Rail Stations, the new Elizabeth Line and future HS2 connectivity, offer unrivalled access to core markets of Central and Greater London and beyond, attracting a skilled, experienced pool of labour.

CONNECTIVITY

HS2/ ELIZABETH LINE
Increased rail connectivity with new infrastructure benefiting the area.

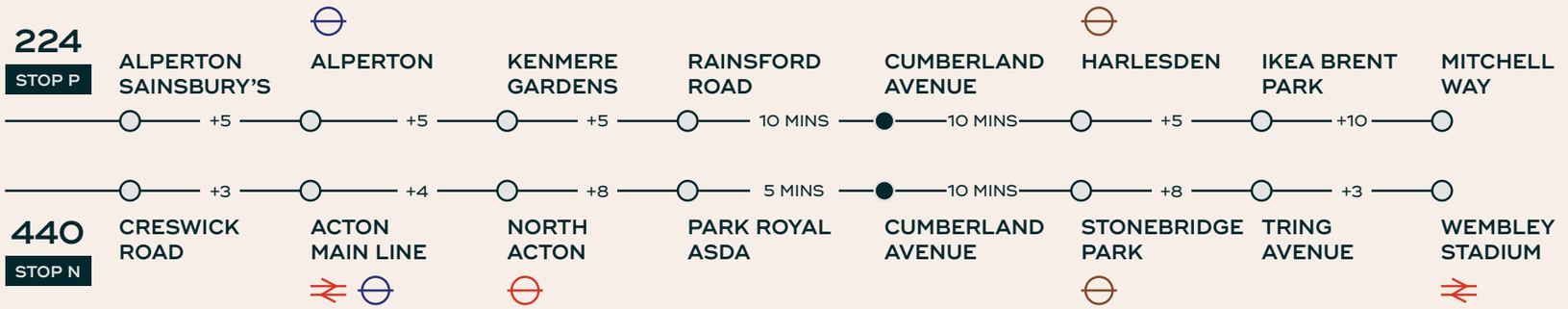
MOTORWAY
High-speed road connection to the UK Motorway network via the M40 (10 miles) and the M25 (11 miles).

AIRPORT
Freight and passengers can take to the skies from Heathrow (11 miles).

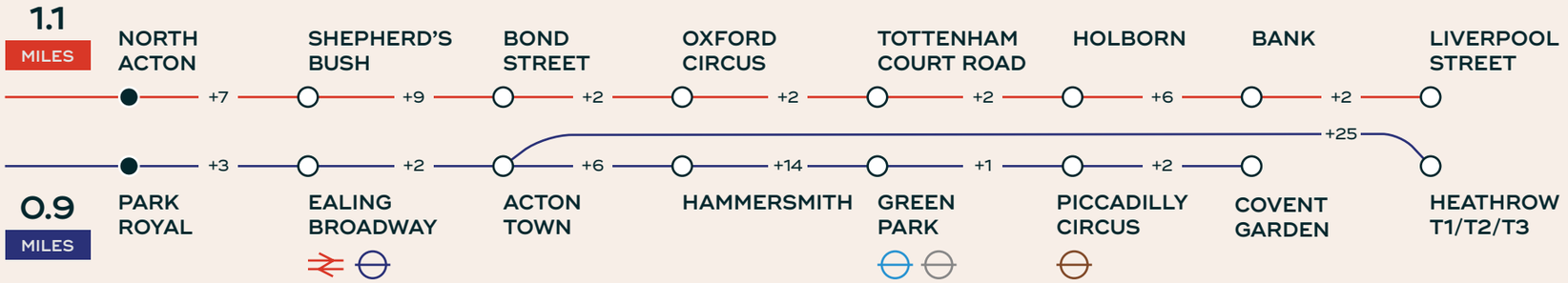
TRANSPORT

PR2

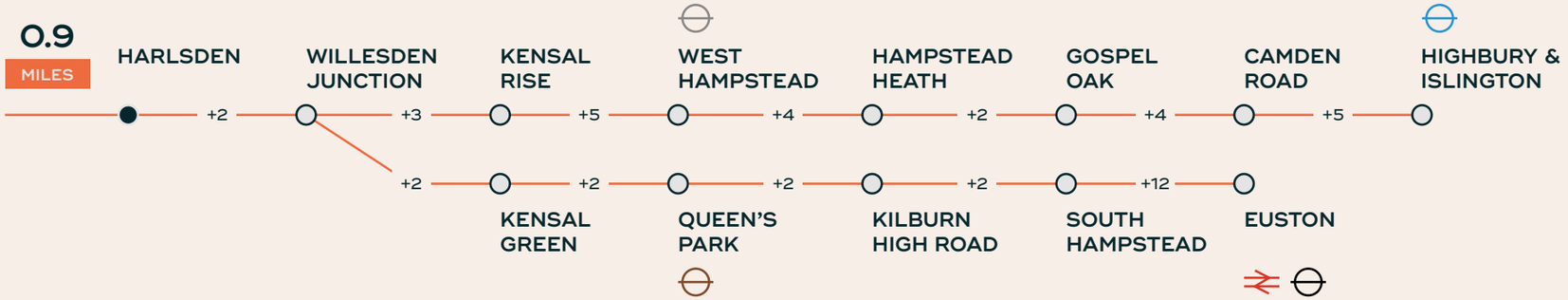
BUSES



UNDERGROUND



OVERGROUND



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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KSP

PATRIZIA

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