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

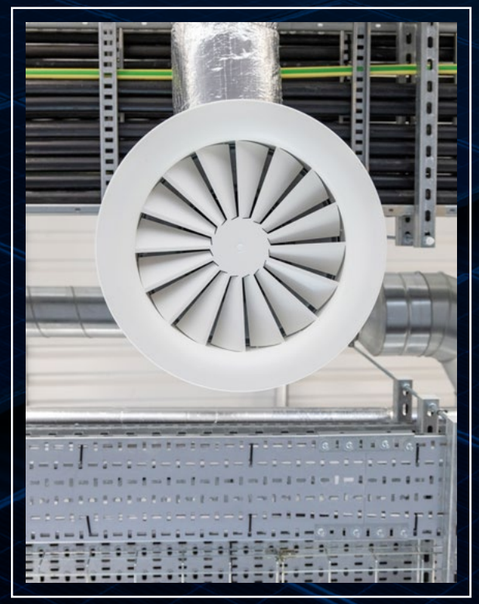
2M PEOPLE
within a 30 min drive

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	⊗

BASE BUILD

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

MEZZANINE+

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

EXISTING MEZZANINE

55%
MORE SPACE
Potential mezzanine extension

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

Indicative image – fit out not included

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

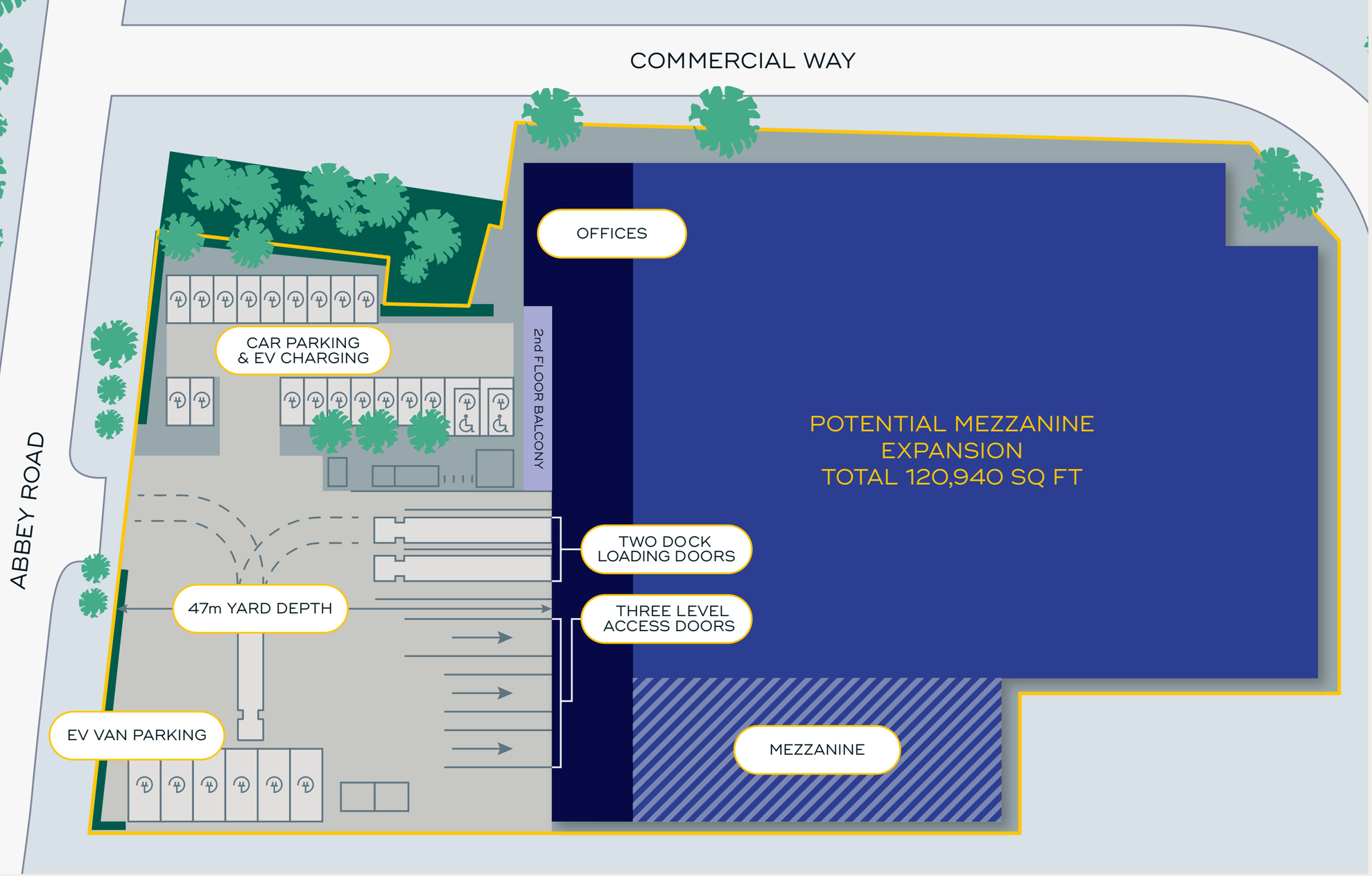
GREEN LEASES

BREEAM EXCELLENT TARGETED

CARBON NEUTRAL BUILD

TARGET EPC A+

WELL-ENABLED DESIGN



15M
CLEAR HEIGHT

TWO DOCK LEVEL
LOADING DOORS

THREE LEVEL
ACCESS LOADING
DOORS

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

1MVA
TOTAL POWER

N **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**

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

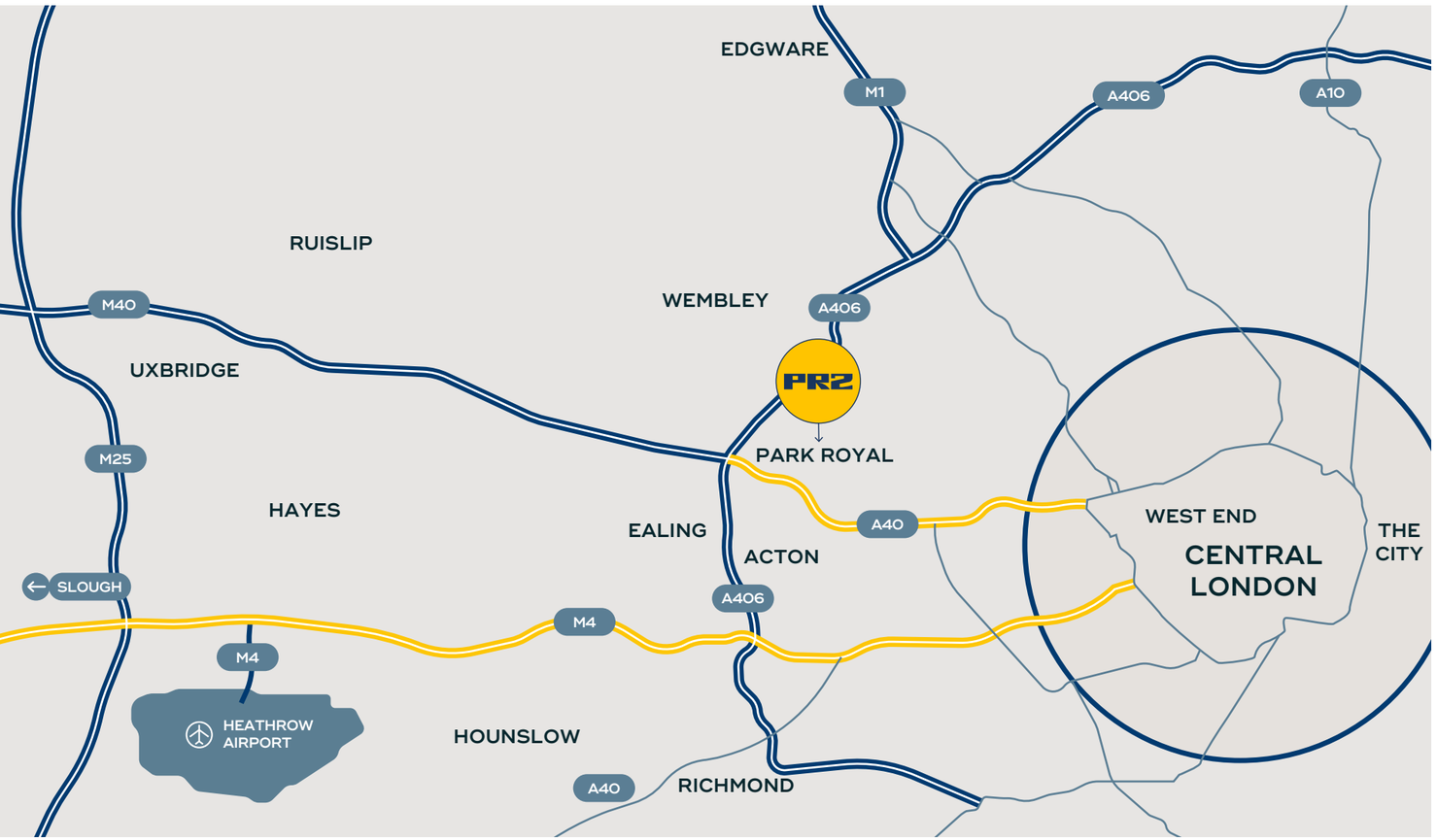
LONDON CENTRIC

///ADVICE.PETS.PALACE

GOOGLE MAPS

DRIVE TIMES
(in minutes)

3	10	25	20
North Circular Road A406	Westway A40	Central London	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. GLi Park Royal

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

29 Abbey Road, London, NW10 7SJ

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.

Knight Frank

JAMES MASKEY
07770 013 152
james.maskey@knightframk.com

GUS HASLAM
07885 596 877
gus.haslam@knightfrank.com

BNP PARIBAS REAL ESTATE

BEN WILEY
07771 662009
ben.wiley@realestate.bnpparibas

IOLO MORGAN
07471 227 336
iolo.morgan@realestate.bnpparibas

CBRE

CHRIS PROCTOR
07798 690 234
chris.proctor1@cbre.com

TOM ERXLEBEN
07710 966 234
tom.erxleben@cbre.com

WILL IKIN
07775 728 772
will@gli.london

GLi PARK ROYAL

KSP

PATRIZIA

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