

# PRIME LAST MILE LOCATION

12 Central Way, London, NW10 7XN // /slim.swear.vital

AVAILABLE IMMEDIATELY  
FLEXIBLE LEASE TERMS



PROLOGIS

**PARK** DC1  
**ROYAL**

**80,568 SQ FT**

Industrial / logistics warehouse  
space to let with large 90m yard



# PROLOGIS PARK ROYAL DC1

Prologis Park Royal DC1 has 80,568 sq ft of high quality warehouse and office space with a rare 90m deep secure yard. The site benefits from separate parking and external amenity space.

DC1	SQ FT	SQ M
Warehouse and ground floor ancillary	72,892	6,772
First floor offices	3,837	356
Second floor offices	3,839	357
<b>Subtotal (GEA)</b>	<b>80,568</b>	<b>7,485</b>
Canopy	3,376	314

The property has been refurbished and is immediately available to let.



## SPECIFICATION

- 11.4m minimum eaves rising to 11.4m at apex
- 10 dock doors
- 3 level access doors
- 90m yard depth (80m wide)
- 15m canopy depth to level access doors
- 99 car parking spaces
- Power upgrade to 550 kVA
- Fully gated & secure site
- 24/7 use
- EPC rating C



# PRIME ACCESS TO LABOUR

We know that people make your business what it is and that attracting and retaining those people is important.

Prologis Park Royal DC1 has access to a fantastic labour pool, ideally suited to the industrial and logistics market. Harlesden, Willesden Junction, Park Royal and North Acton stations are all within walking distance.

DC1 is well served by the Bakerloo, Central and Piccadilly Line as well as London Overground services. Local bus services run to nearby Central Way and Abbey Road stops.

## WORKFORCE IN THE LOCAL AREA

**340K** >>>>

Workforce of over 340k within a 20 minute drive

**1.3M** >>>>

Workforce of over 1.3m within a 30 minute drive



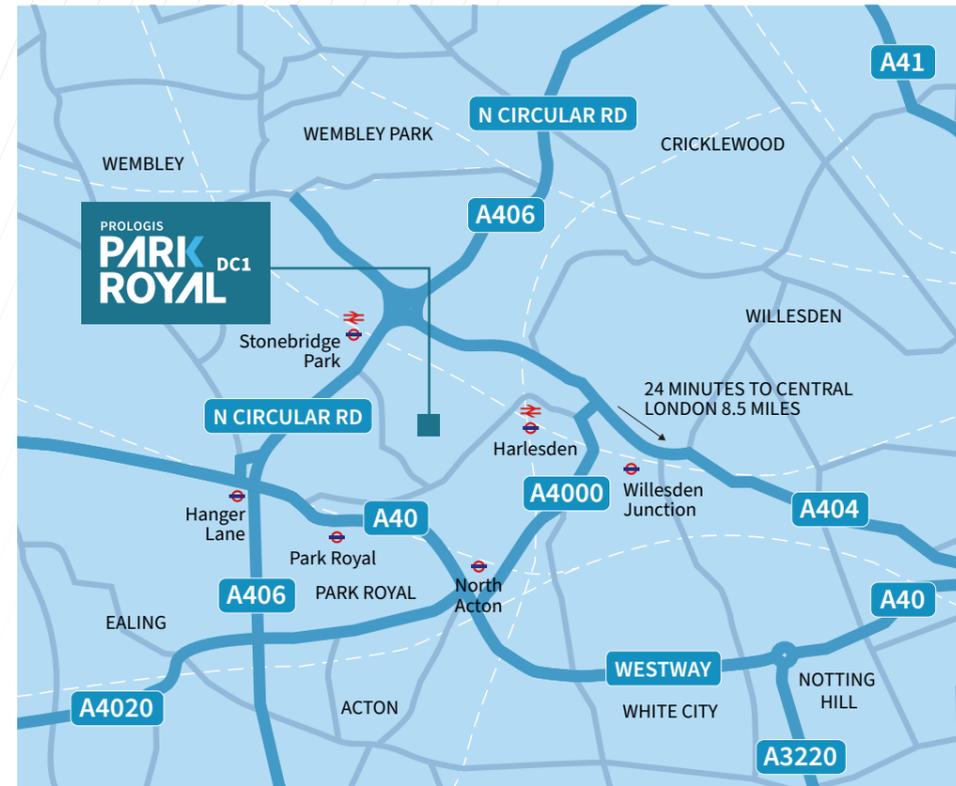
# PRIME LAST MILE LOCATION



Park Royal DC1 is well placed to serve London's growing population and businesses with the A40 just 1.3 miles to the South, providing access to the West End and the wider motorway network.

DC1 is perfectly located in Park Royal, the premier industrial location for West London, with exceptional connectivity to Central London and the national road network (via the A406, A40 and the M25).

A40	1.3 miles	5 mins
A406 North Circular Road	1.4 miles	4 mins
M1 J1	4.6 miles	9 mins
West End (Oxford Circus)	7.5 miles	30 mins
Central London	8.5 miles	24 mins
City (Bank)	10.0 miles	45 mins
M25 J16	12.9 miles	20 mins
Heathrow Airport	16.0 miles	26 mins



## Prologis Essentials

Making Fulfillment Better



For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



### Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



### Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



### Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

### Meet Your Essentials Solutions Manager



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

PROLOGIS  
**PARK** DC1  
**ROYAL**

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For more information regarding  
this building, please visit:

[prologis.co.uk/prologis-park-royal](https://prologis.co.uk/prologis-park-royal)



“I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers’ needs and helping them grow within our network.”

MILENA BLAIR  
REAL ESTATE & CUSTOMER EXPERIENCE MANAGER



## PARKlife™

At Prologis, we make so much more than industrial logistics buildings: we create the spaces and places where our customers’ businesses can thrive, where employees enjoy coming to work and where communities and nature can flourish. We call it PARKlife™. For more information on how you, your business and your employees can benefit, please speak to Milena Blair.



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