

# PRIME LAST MILE LOCATION

12 Central Way, London, NW10 7XN [///slim.swear.vital](http://slim.swear.vital)

AVAILABLE JUNE 2024  
ON 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

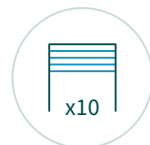
Prologis Park Royal DC1 has 80,568 sq ft of high quality warehouse and office space with a rare 90m deep secure yard. The site benefits from separate parking and external amenity space.

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

## SPECIFICATION



9m Minimum Eaves Rising to 11.4m at Apex



10 Dock Level Doors



3 Level Access Doors



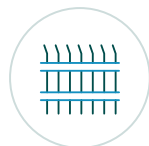
90m Yard Depth



95 Parking Spaces



15m Canopy Depth to Level Access Doors



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 Action 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





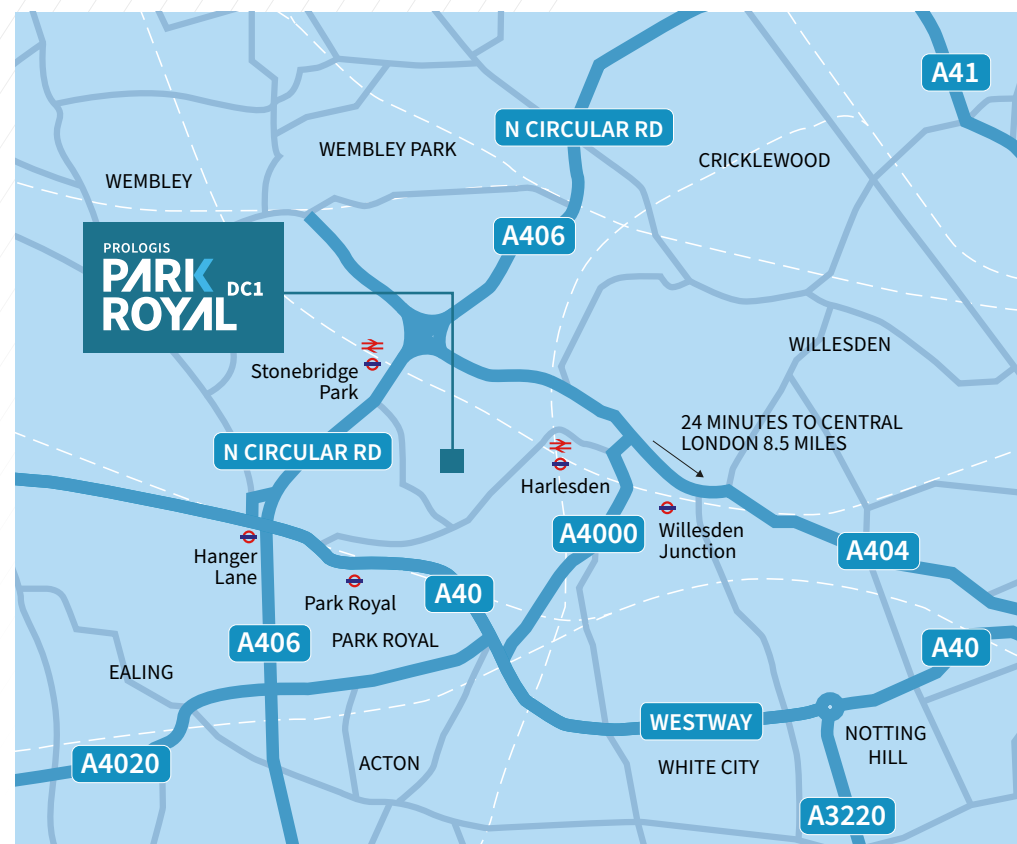
# PRIME LAST MILE LOCATION



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



## Let us do the heavy lifting

Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.



### 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**



#### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



#### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



#### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



#### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

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



PROLOGIS  
**PARK DC1  
ROYAL**

12 Central Way  
London  
NW10 7XN

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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