

NEWLY REFURBISHED

UNIT 2

**VOLA**

NUCLEUS PARK ROYAL

BOREAL

# INTRODUCTION

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& LAYOUT

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## VOLA NUCLEUS AT A GLANCE

Vola Nucleus comprises a modern urban logistics & industrial estate in the heart of Park Royal, an area offering an excellent labour pool, experienced in the manufacturing, industrial and logistics sector.

Unit 2 extends to 13,660 sq ft (1,269m<sup>2</sup>) and is of steel frame construction with profiled steel cladding and part brick elevations.

The property is newly refurbished to a Grade A specification and includes the installation of numerous ESG measures such as LED lighting and EV chargers, targeting BREEAM Very Good and EPC A.

2 Central Way, London  
NW10 7XT

/// [estate.salsa.rope](http://estate.salsa.rope)





CITY OF LONDON

SHEPHERD'S BUSH

# VOLA PARK ROYAL

WILLESDEN JUNCTION

POWERGATE BUSINESS PARK

NORTH ACTON

HARLESDEN

McVITIE'S

Sainsbury's

CRUIZIER

Kinetic

GYPSY CORNER

UNIT 2  
13,660 sq ft

ASDA

A40

PARK ROYAL RD

GARDEN STUDIOS

medilink

Charlie Bigham's



Royal Mail

little MOONS  
MOCHI ICE CREAM

CENTRAL WAY

CLASSIC FINE FOODS

PREMIER PARK STUDIOS

Greencore

dpd

ABBNEY RD

BOREAL

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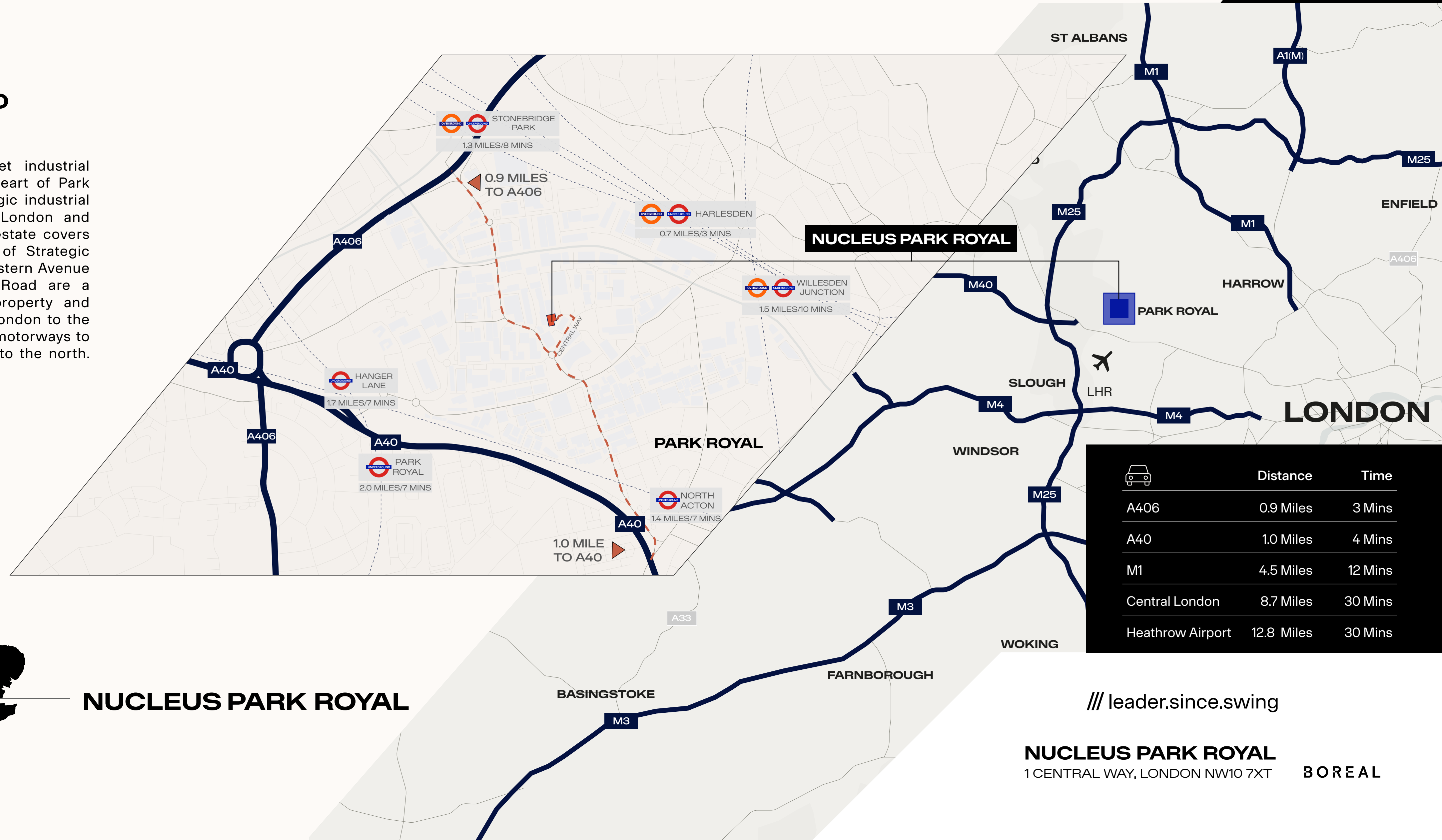


## UNRIVALLED LOCATION

Vola Nucleus is a multi-let industrial estate located within the heart of Park Royal, the UK's most strategic industrial location servicing Central London and the wider south east. The estate covers approximately 1,200 acres of Strategic Industrial Land. The A40 Western Avenue and A406 North Circular Road are a short distance from the property and provide access to Central London to the east and the M40 and M25 motorways to the west as well as the M1 to the north.



**NUCLEUS PARK ROYAL**



	Distance	Time
A406	0.9 Miles	3 Mins
A40	1.0 Miles	4 Mins
M1	4.5 Miles	12 Mins
Central London	8.7 Miles	30 Mins
Heathrow Airport	12.8 Miles	30 Mins

/// leader.since.swing

**NUCLEUS PARK ROYAL**  
1 CENTRAL WAY, LONDON NW10 7XT

**BOREAL**

# TECHNICAL FEATURES & LAYOUT

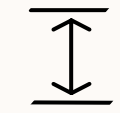
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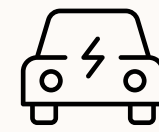
**Clear height**  
9.2m



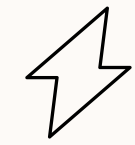
**Loading doors**  
1 Level access door

**BREEAM®**

**BREEAM**  
Targeting BREEAM Very Good



**Car Parking**  
21 Car parking spaces, Incl. 4 EV spaces



**Power**  
250KVA



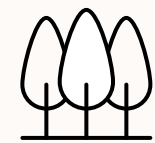
**Office**  
Modern office accommodation



**Facilities**  
Showers & secure cycle storage facilities



**Entrance**  
Impressive reception area



**Landscaping**  
Estate landscaping



**EPC**  
Targeting EPC A



**Floor loading**  
35kN/m2



**Security**  
Secure estate with CCTV coverage



**Unit 2**  
Aerial View



## ACCOMMODATION

Ground Floor/ Warehouse	1,130 sq m	12,160 sq ft
First Floor	139 sq m	1,500 sq ft
<b>Total</b>	<b>1,269 sq m</b>	<b>13,660 sq ft</b>



**Unit 2 Interior**  
Loading Door



**Unit 2 Exterior**  
Loading Door



**Unit 2**  
Office Accommodation



**Unit 2**  
Warehouse

# ESG IN ACTION

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## ENERGY USE

- ✓ Installation of smart meters and plant monitoring sensors to meet with CRREM Energy Use Intensity targets
- ✓ Installation of Air source Heat Pumps



## EV CHARGING

Installation of 4 EV charging spaces.

2 Central Way, London  
NW10 7XT



## WATER SAVING

Water Saving Measures, low flow rate fittings, leak detection, PIRs in WC areas



## LED LIGHTING

Installation of LED lighting, photocells to control lighting



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**BEN WILEY**  
+44 (0)7771 662 009  
ben.wiley@realestate.bnpparibas

**IOLO MORGAN**  
+44 (0)7471 227 336  
iolo.morgan@realestate.bnpparibas

**TED JOHNSON**  
+44 (0)7353 167 632  
ted.johnson@realestate.bnpparibas



**ALEX KINGTON**  
+44 (0)7717 704 538  
alex.kington@logixproperty.com

**CALLUM MOLONEY**  
+44 (0)7815 692 996  
callum.moloney@logixproperty.com

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