ROYAL POINT

TO LET - 54,376 SQ FT

INDUSTRIAL / WAREHOUSE UNIT
UNDER REFURBISHMENT
AVAILABLE Q1 2027

2 WILLEN FIELD ROAD, PARK ROYAL, NW10 7AQ

///GLUE.PILOT.MAKES

REFURBISHED REIMAGINED READY FOR WHAT'S NEXT

800 kVA
POWER TO PERFORM

ROYAL POINT OFFERS 55,000 SQ FT OF HIGH-QUALITY INDUSTRIAL AND WAREHOUSE ACCOMMODATION IN ONE OF LONDON'S MOST ESTABLISHED LOGISTICS AND F&B LOCATIONS. CURRENTLY UNDERGOING A REFURBISHMENT, THE DETACHED BUILDING COMBINES MODERN SPECIFICATION WITH EXCEPTIONAL CONNECTIVITY TO CREATE AN OPPORTUNITY DESIGNED FOR AMBITIOUS OCCUPIERS.

CITY OF LONDON

24 MINS 8.9 MILES

NORTH ACTON

7 MINS 1.3 MILES

A40

A406

5 MINS 1.2 MILES

UNDERGROUND

North Acton Station

Park Royal Road

Central Way

Abbey Road

HARLESDEN STATION 15 MINS

ROYAL POINT

folio

BODEN

Travelodge

TOOLSTATION

RATP GROUP

euro CAR PARTS

FERAL EQUIPMENT

Lennox Auto Limited

ASDA

BIMBER

Cadogan Tate

onestop

MINIMAL

GRANGER HERTZOG

dpd

CM CARLO MANZ

Anthony Ward Thomas

ELEC MEC

Shell Recharge

morrells 120

Argos

enterprise rent-a-car

OMEGA MOTOR CYCLES

Artisan Pastificio LA TUA PASTA EST. 2006

CLASSIC FINE FOODS

Charlie Bigham's

JOE & SEPH'S GOURMET POPCORN

SUPER TUFF

WAYMO

SAVINO DEL BENE

Greencore

little MOONS MOCHI ICE CREAM

GARDEN STUDIOS



DESIGNED AROUND PERFORMANCE

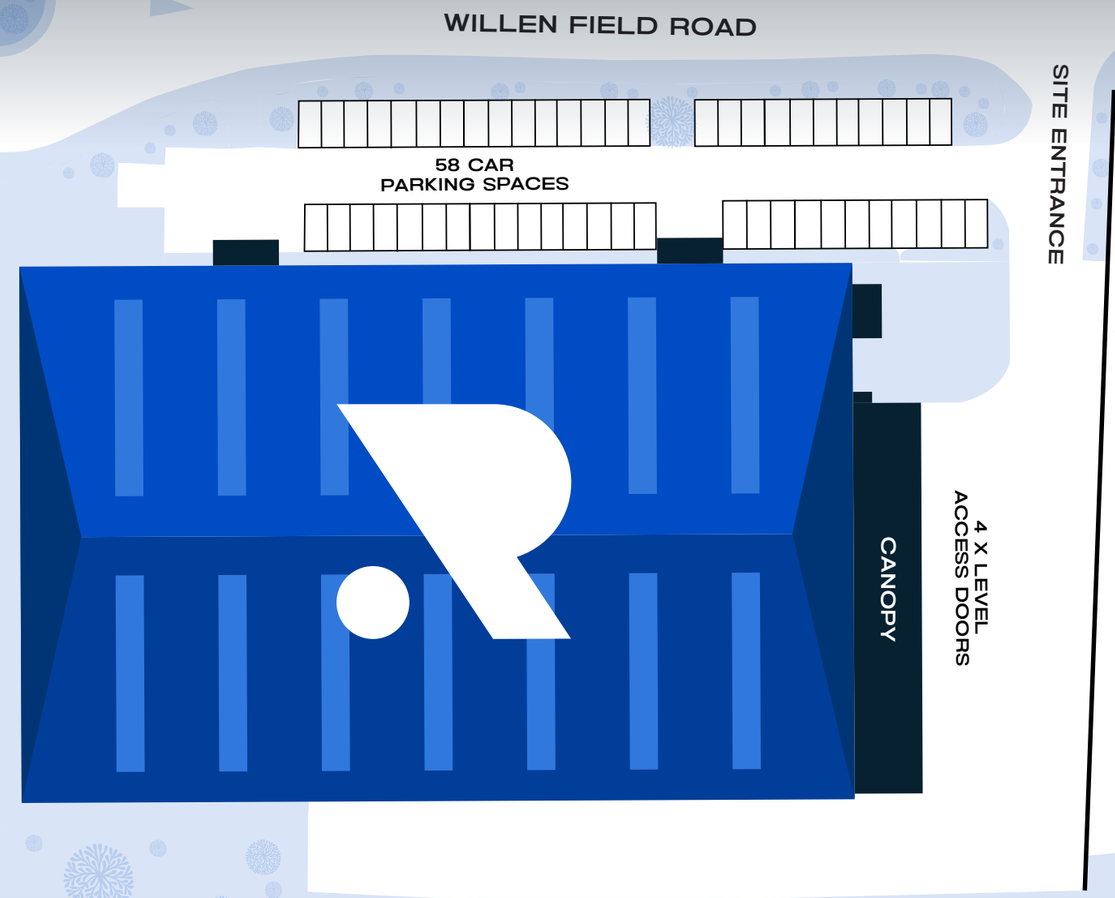
ROYAL POINT IS A DETACHED INDUSTRIAL / WAREHOUSE UNIT POSITIONED IN THE HEART OF PARK ROYAL, PROVIDING THE SCALE, FLEXIBILITY AND CONNECTIVITY DEMANDED BY TODAY'S INDUSTRIAL AND LOGISTICS OCCUPIERS. OFFERING AN 800 kVA POWER SUPPLY AND UPGRADED OFFICE ACCOMMODATION, ROYAL POINT IS DESIGNED TO MEET THE DEMANDS OF MODERN BUSINESS.

WITH IMMEDIATE ACCESS TO THE A40 AND A406, AND EXCELLENT CONNECTIONS TO THE M40, M25, M4 AND CENTRAL LONDON, ROYAL POINT PLACES YOUR OPERATION EXACTLY WHERE IT NEEDS TO BE.

- 4 LEVEL ACCESS DOORS
- DETACHED WAREHOUSE
- SECURE YARD
- CANALSIDE AMENITY
- 800 KVA POWER SUPPLY
- EPC B
- 58 CAR PARKING SPACES
- 6.1M CLEAR HEIGHT

ROYAL POINT REFURBISHED FOR THE FUTURE

POWERING POTENTIAL
800 kVA TO SUPPORT YOUR OPERATION



ROYAL POINT	SQ M	SQ FT
GROUND FLOOR	4,779	51,447
1ST FLOOR OFFICE	272	2,929
TOTAL	5,051	54,376

CONNECTED TO LONDON

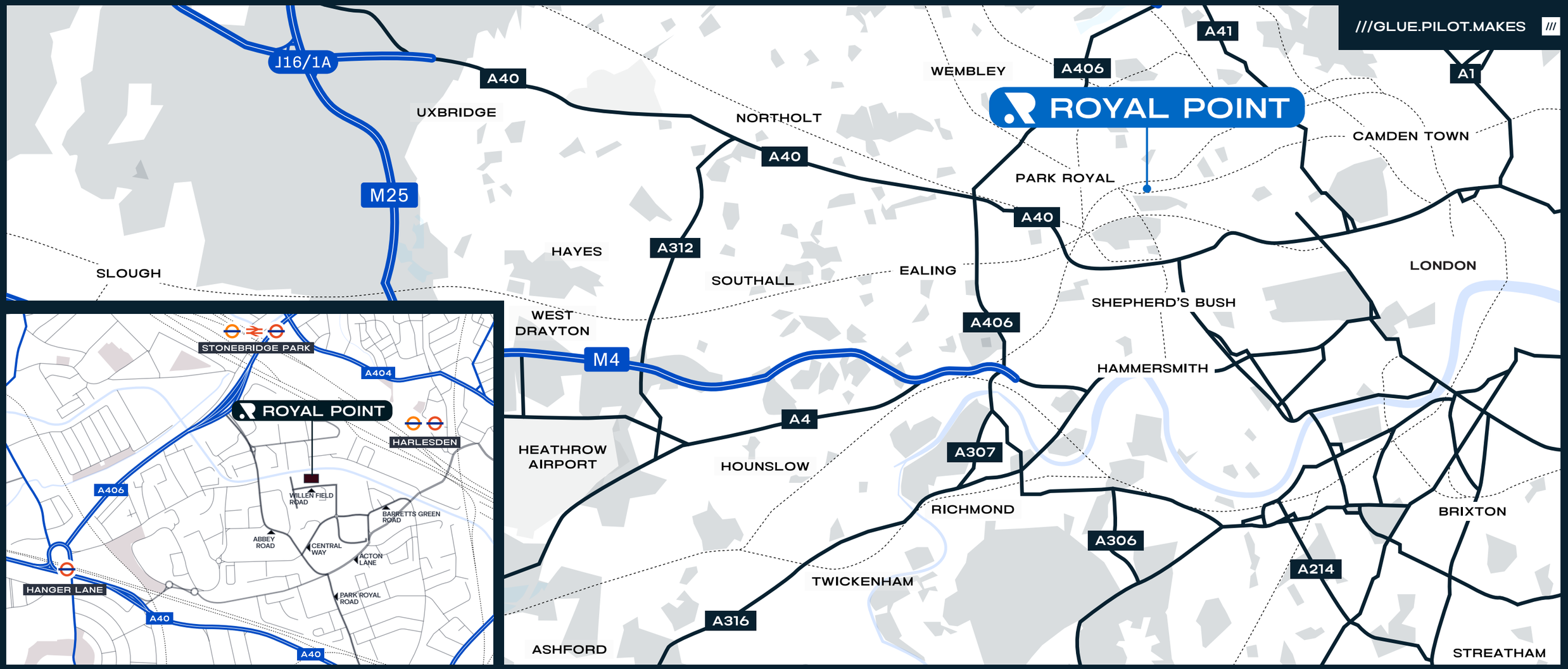
PARK ROYAL IS ONE OF EUROPE'S LARGEST INDUSTRIAL ESTATES AND IS HOME TO OVER 1,200 BUSINESSES AND SUPPORTING MORE THAN 35,000 JOBS. ROYAL POINT OCCUPIES A HIGHLY ACCESSIBLE POSITION ON WILLEN FIELD ROAD, PLACING OCCUPIERS WITHIN MINUTES OF NORTH ACTON, THE A40 AND THE NORTH CIRCULAR, WHILE PROVIDING RAPID ACCESS TO HEATHROW AIRPORT, CENTRAL LONDON AND THE NATIONAL MOTORWAY NETWORK.

ROAD

- **A406** — 1.2 MILES, 5 MINS
- **A40** — 1.3 MILES, 5 MINS
- **CENTRAL LONDON** — 8.9 MILES, 20–25 MINS
- **M40/M25** — 12.2 MILES, 20–25 MINS
- **HEATHROW AIRPORT** — 13.3 MILES, 25–30 MINS
- **M1** — 18.6 MILES, 25–30 MINS

TRAIN

- **HARLESDEN** — 15 MINS (WALKING DISTANCE)
- **STONEBRIDGE PARK** — 17 MINS (WALKING DISTANCE)
- **PARK ROYAL** — 30 MINS (WALKING DISTANCE)
- **SHEPHERD'S BUSH** — 7 MINS (VIA CENTRAL LINE)
- **OXFORD CIRCUS** — 19 MINS (VIA CENTRAL LINE)
- **TOTTENHAM COURT RD** — 20 MINS (VIA CENTRAL LINE)



ONE OF EUROPE'S LEADING INDUSTRIAL DESTINATIONS

ROYAL POINT HAS LONG BEEN RECOGNISED AS ONE OF THE UK'S MOST IMPORTANT INDUSTRIAL AND LOGISTICS LOCATIONS, COMBINING AN ESTABLISHED OCCUPIER BASE WITH OUTSTANDING TRANSPORT CONNECTIVITY.

1,200 BUSINESSES

PARK ROYAL IS ONE OF THE LARGEST INDUSTRIAL ESTATES IN EUROPE.

35,000 JOBS

PARK ROYAL SUPPORTS OVER 35,000 JOBS WITH CONCENTRATION IN FOOD PRODUCTION & WAREHOUSING.

150,000 PEOPLE

THE LONDON BOROUGH OF BRENT HAS A WORKFORCE OF OVER 150,000 PEOPLE.

£3.5 BILLION

THE PARK ROYAL INDUSTRIAL ESTATE CONTRIBUTES APPROX. £3.5 BILLION ANNUALLY TO THE UK ECONOMY.

SOURCE: ONS, NOMIS

ROYAL POINT

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