

CENTRAL PRIME

Q2
2026
PRACTICAL
COMPLETION

TO LET

NEW INDUSTRIAL & WAREHOUSE DEVELOPMENT
DELIVERING A 71,536 SQ.FT SELF-CONTAINED UNIT
WITHIN THE HEART OF PARK ROYAL.

17 Western Road, Park Royal, London NW10 7LT



centralprime.co.uk

HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

CENTRAL PRIME

Park Royal

Industrial & Warehouse Development

Central Prime, Park Royal is a new last mile logistics warehouse delivering a 71,536 sq.ft self-contained unit within the heart of Park Royal.

Located on Western Rd, the unit is less than a mile from the A40 Western Rd and 1 mile from the A406 North Circular Road, making Central Prime perfectly positioned for urban logistics within London's most prestigious and strategic industrial location. The unit is also positioned well for public transport, with North Acton and Park Royal underground stations a short walk away, as well as 5 bus routes within a minute's walk of the unit.

The scheme will be developed to the highest specification and green credentials, including net zero carbon emissions.

- 2.5 acre site
- BREEAM Excellent.
- Unit finished to the highest specification, including shower/changing facilities, roof terrace with kitchenette for entertainment, HQ style entrance foyer, and fully fitted offices.
- Fully self-contained site.
- Occupiers benefit directly from photovoltaic panels on all units.
- Planning granted for use classes B1(c), B2, B8.



PRIME Position

Central Prime is located in the heart of Park Royal, London's most strategic industrial and logistics location.

CENTRAL LONDON

OLD OAK COMMON
STATION

NORTH ACTON
STATION

CENTRAL
PRIME

TUBE LINE

A40

TUBE LINE

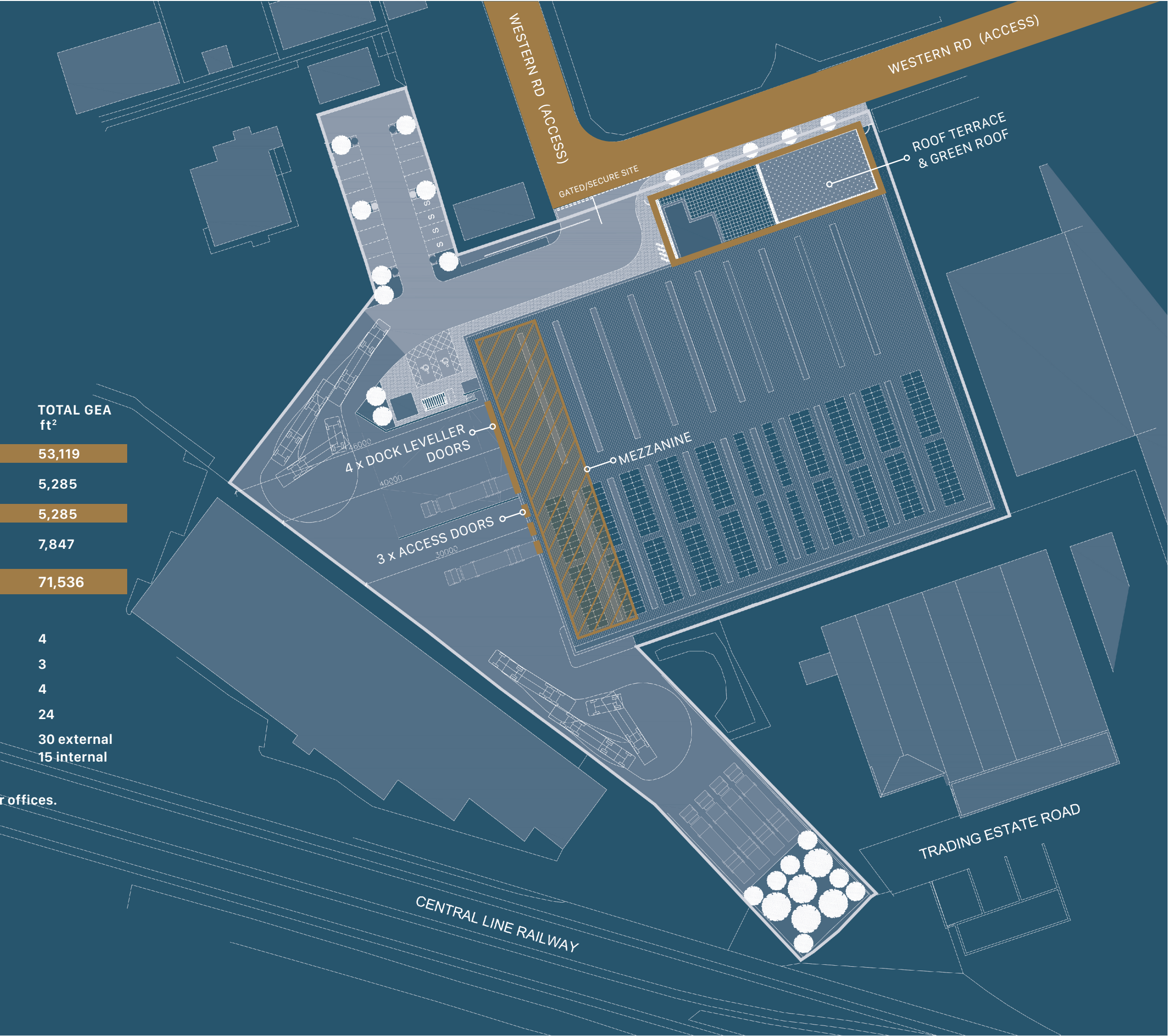
PRIME Flexible Unit

Innovative, sustainable design
71,536 sq.ft self-contained unit

SELF-CONTAINED UNIT	TOTAL GEA ft²
GROUND FLOOR WAREHOUSE	53,119
FIRST FLOOR OFFICE	5,285
SECOND FLOOR OFFICE:	5,285
WAREHOUSE MEZZANINE	7,847
TOTAL	71,536

Dock Leveller doors	4
Access Level Doors	3
HGV Parking spaces	4
Car Parking spaces	24
Cycle Park:	30 external 15 internal

Planted roof terrace with kitchenette over offices.
Gated/Secure Site.





PRIME Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum 15m Clear Internal Height
(23m internal height to apex)



50KN m2 Floor
Loading



Secure Yard with
47m max yard depth



CAT A
Offices



Lift to offices



Office roof terrace
plus kitchenette



15% Roof Lights to ensure
Natural Light to Warehouse



Allocated Car Parking
(24 spaces)



Allocated Cycle Parking
(45 spaces)



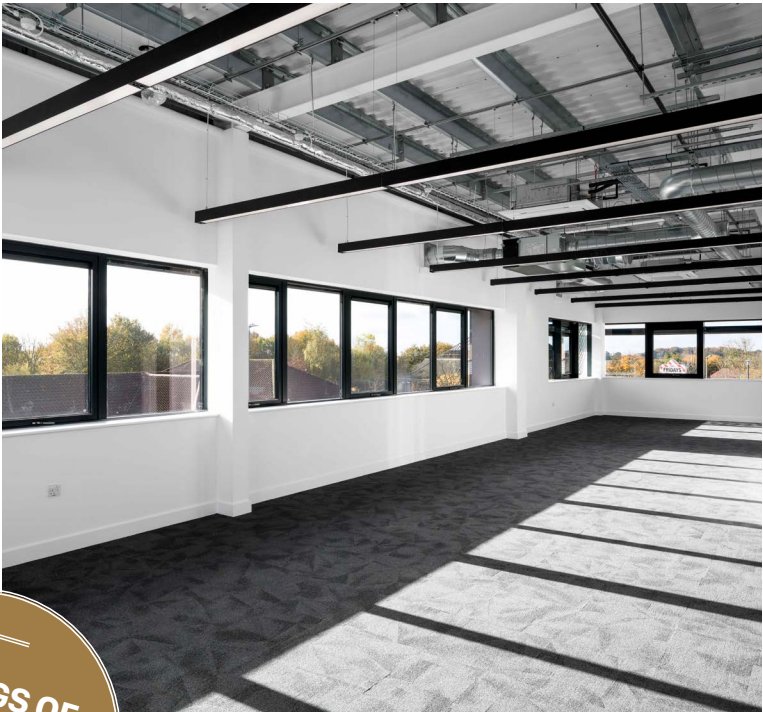
Electric Access
Level Doors



Electric Dock
Level Doors



LED Lighting
to Offices



Eco Initiatives



BREEAM Excellent



EPC A+



Electric Car
Charging Points



PV panelling
to roof



Ground & Air Source
Heat Pumps for Office
heating/cooling



Planted
Roof Terrace



Bio-diversity
Enhancements



Thermal insulation and
airtightness in excess
of Building Regulations

SAVINGS OF
£1.27 PSF**
PER ANNUM



**Saving based on the energy saving specification including PV panels, carbon savings, and GSHP & ASHP used at their maximum capacity when compared to a 15 year old building of a similar size.
WiredScore: a supplementary specification note is available upon request.

PRIME Capacity

RACKING
LAYOUTS
[DOWNLOAD HERE](#)

WAREHOUSE
CUBIC CAPACITY
860,000 ft³

MEZZANINE: ABILITY
TO PROVIDE FURTHER
RACKING AND STORAGE.

PALLET SPACE COMPARISON

Central Prime 15m CIH: Pallets: 12,312
Building of 12.5m CIH: Pallets: 9,576
(28.57% decrease)
Building of 10m CIH: Pallets: 8,208
(50% decrease)
Building of 8m CIH: Pallets: 5,472
(125% decrease)

*pallet calculations based on narrow aisle L1 pallet sizes of 1.8mx1.2m

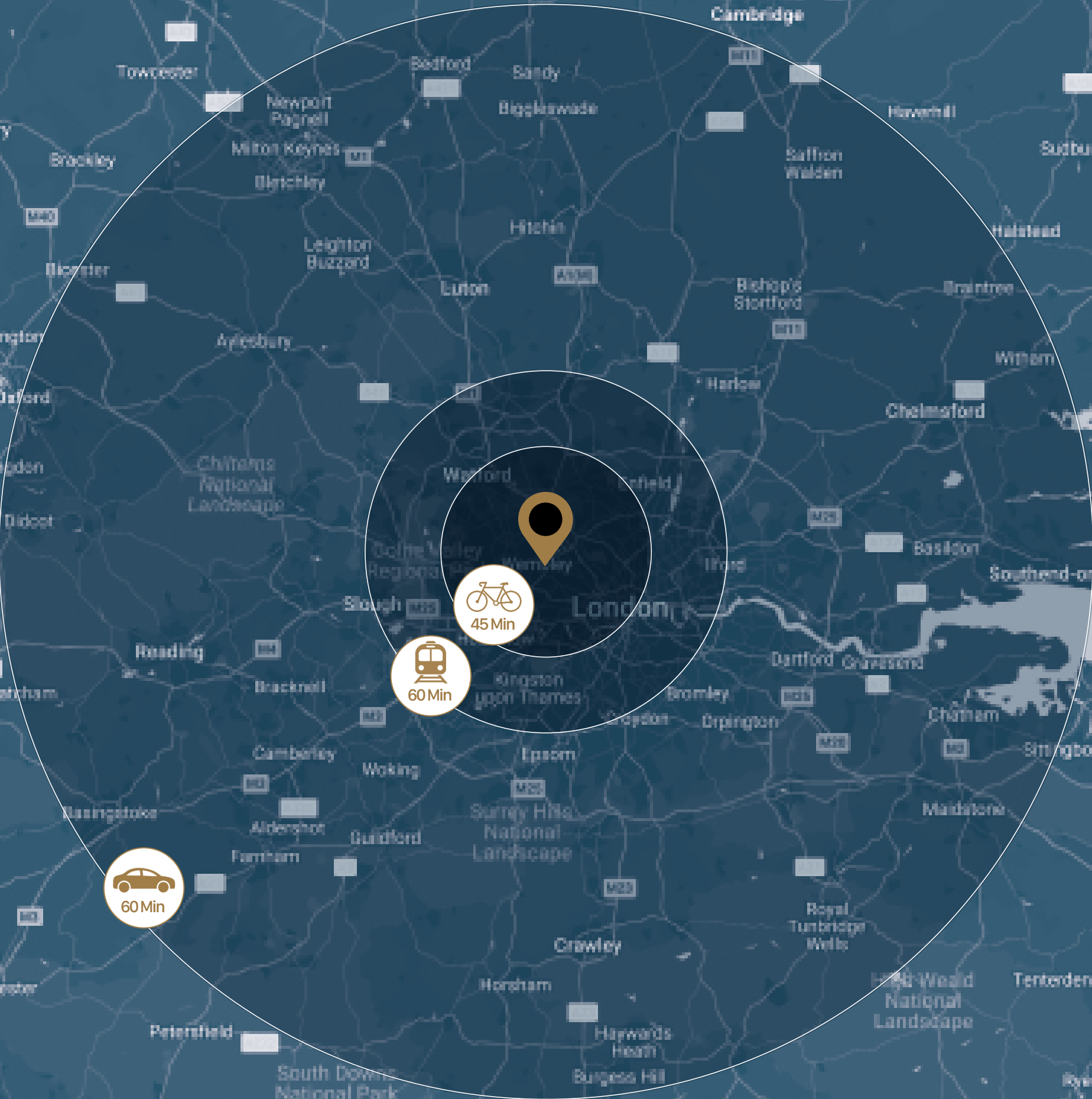
PRIME Viewing

This unit provides prominence to be proud of on the A40 (west and eastbound) with approximately 65,000 vehicular movements daily, and 23.8 million vehicles annually. That's a lot of eyes on one building!



—
23.8 M
VEHICLES
PER ANNUM
—

PRIME COMMUTING



PRIME LOCATION

Central Prime, 17 Western Road, London NW10 7LT

The property sits on Western Road, which links Park Royal Road and Coronation Road providing access to the North Circular Road and the A40 Western Road within a mile of the unit. North Acton and Park Royal Underground Stations are a 15 minute walk from the property, providing regular services on the Central and Piccadilly Lines.

There are also regular bus services from Park Royal Road or the neighbouring Asda that serve destinations such as Stonebridge Park, Golders Green, Wembley, Willesden, White City, Kensal Rise, Queens Park, Harlesden, Finchley Rd, Kilburn and Alperton direct.

 ROAD	
A40 Western Rd:	0.8 miles / 3 mins
A406 North Circular:	1.1 miles / 5 mins
Central London:	4.5 miles / 20 mins
M25 (junction 1A Denham):	12.4 miles / 20 mins
M1 (Staples Corner):	4.5 miles / 12 mins
 AIR	
London Heathrow	13 miles / 20 mins
London Luton	30 miles / 40 mins
London Gatwick	56 miles / 60 mins

 UNDERGROUND	
FROM NORTH ACTON STATION (CENTRAL LINE)	
Bond Street	19 mins
Shepherds Bush	8 mins
White City	6 mins
Bank	29 mins
FROM PARK ROYAL (PICCADILLY LINE)	
Hammersmith	14 mins
Piccadilly Circus	31 mins
Heathrow	37 mins

Agents



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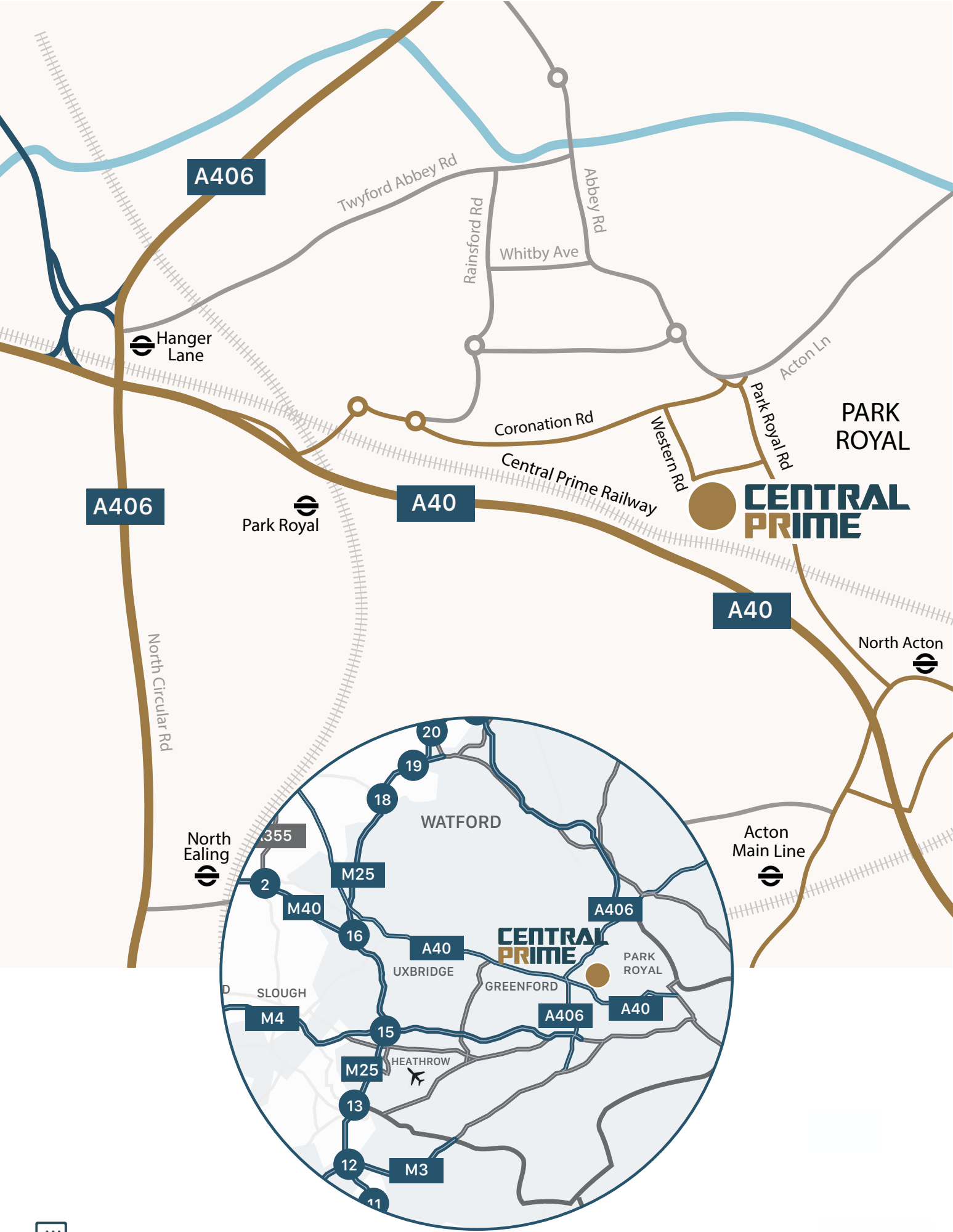
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