CENTRAL PRIME

Q4 2026 PRACTICAL COMPLETION

TO LET

NEW INDUSTRIAL & WAREHOUSE DEVELOPMENT DELIVERING A 72,044 SQ.FT SELF-CONTAINED UNIT WITHIN THE HEART OF PARK ROYAL.

17 Western Road, Park Royal, London NW10 7LT

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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 72,044 sq.ft self-contained unit within the heart of Park Royal.

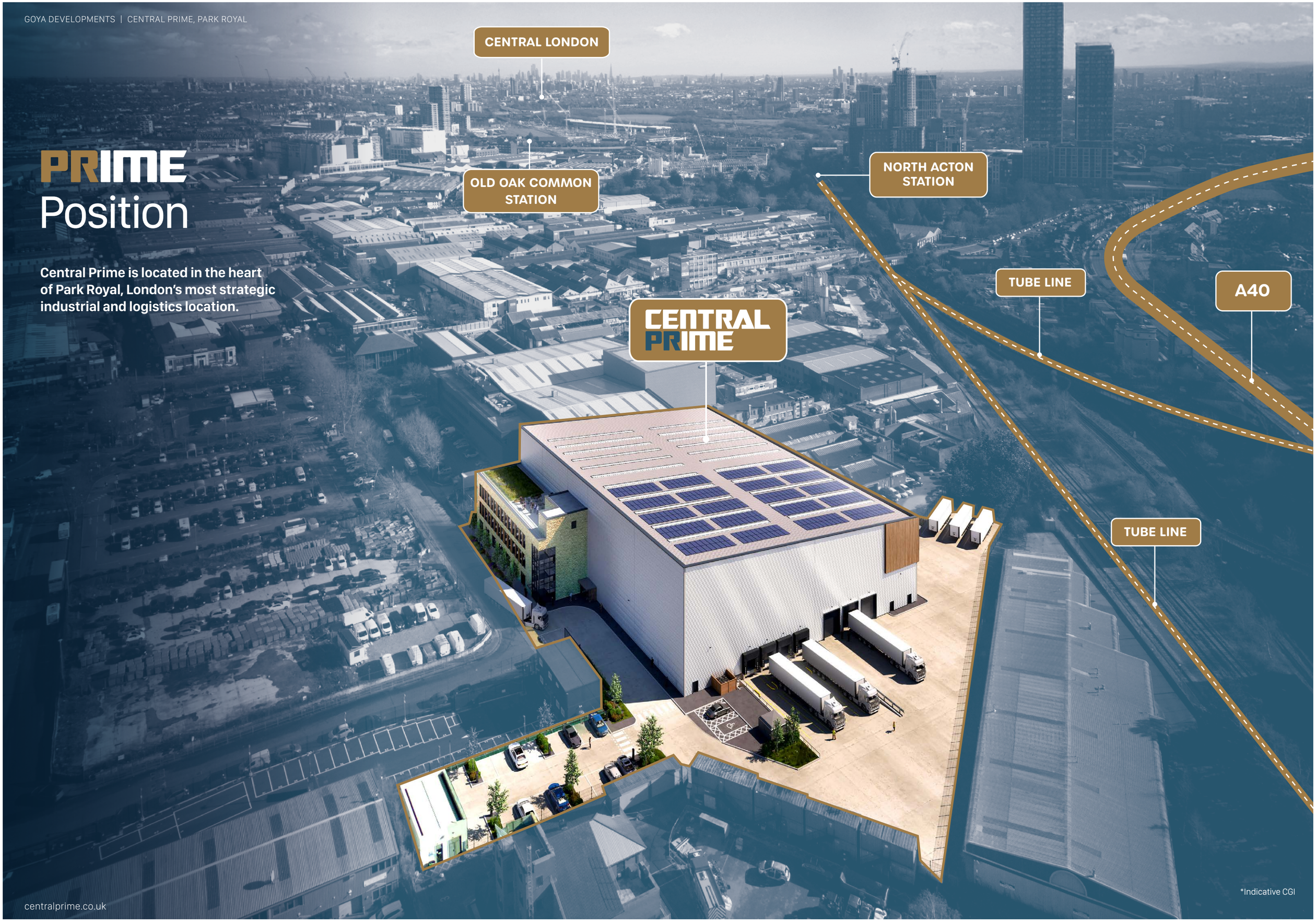
Located on Western Rd, the unit is less than a mile from the A40 Western Rd and 1 mile from the A406 North Circular Road, making Central Prime perfectly positioned for urban logistics within London's most prestigious and strategic industrial location. The unit is also positioned well for public transport, 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.

- **72,044 sq.ft HQ Logistics Warehouse.**
- **1.048 acre yard.**
- **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.



*Indicative CGI

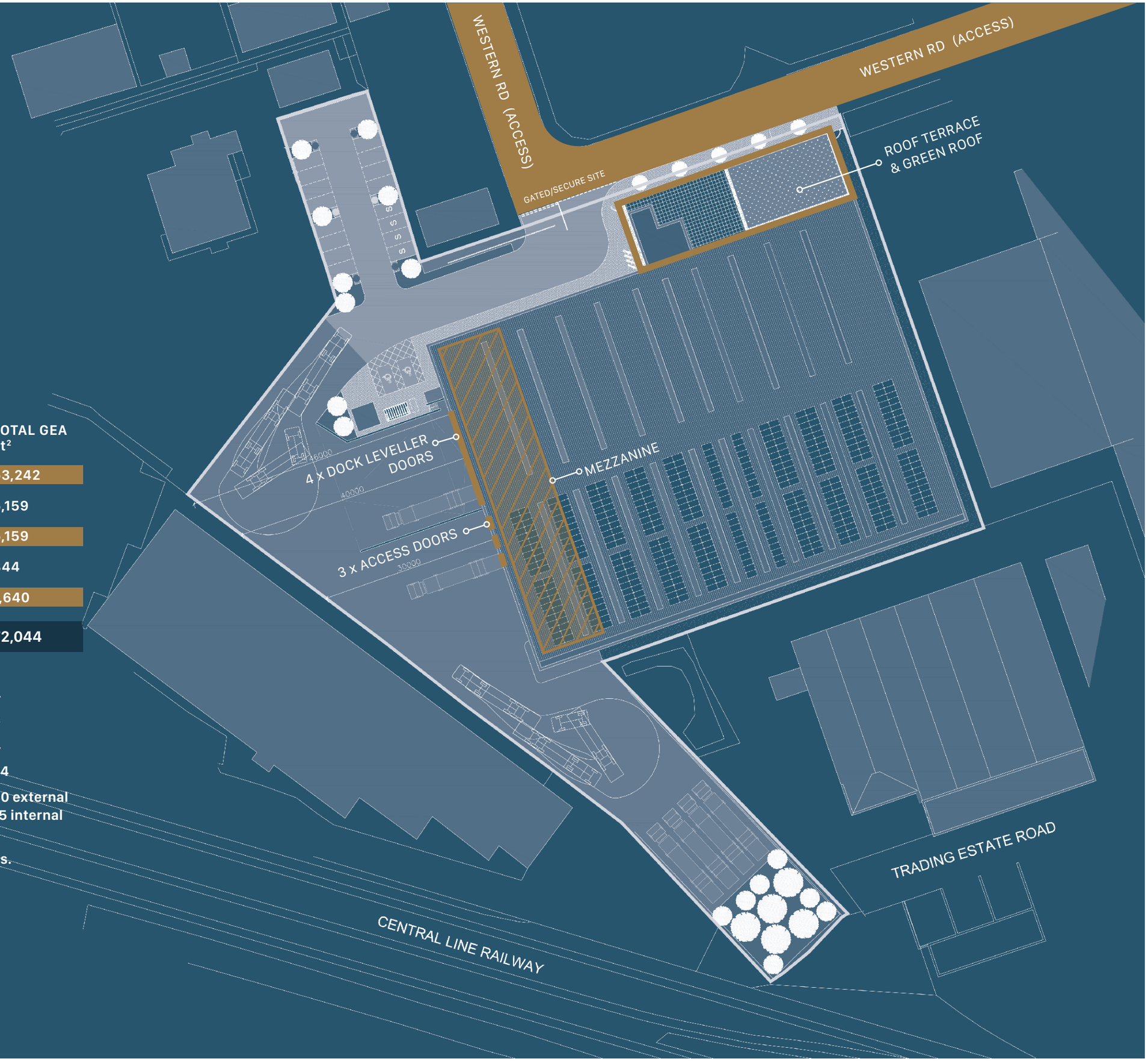
PRIME Flexible Unit

Innovative, sustainable design
– 72,044 sq.ft self-contained unit
– Yard size of 1.048 acres // 45,652 sq ft

SELF-CONTAINED UNIT	TOTAL GEA ft²
GROUND FLOOR WAREHOUSE	53,242
FIRST FLOOR OFFICE	5,159
SECOND FLOOR OFFICE	5,159
THIRD FLOOR OFFICE	844
WAREHOUSE MEZZANINE	7,640
TOTAL	72,044

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.



WiredScore GOLD

PRIME Specification

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

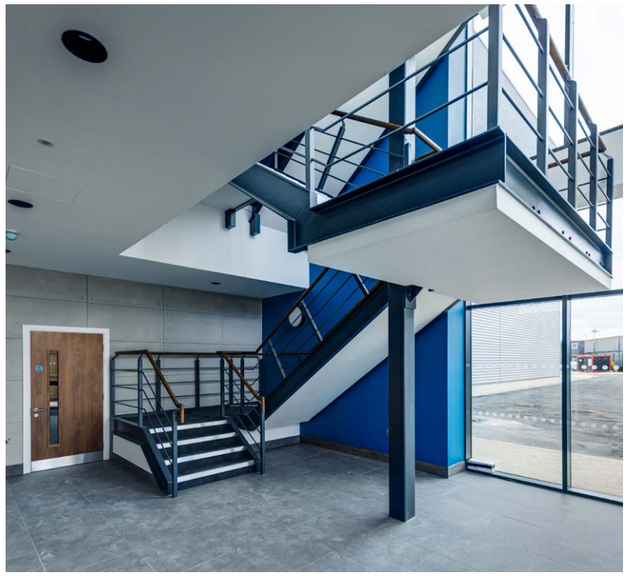
- Minimum 15m Clear Internal Height (23m internal height to apex)
- 50KN m2 floor loading (15 KN m2 floor loading to mezzanine).
- Secure Yard with 47m max yard depth (yard 1.048 acres total).
- CAT A Offices
- Lift to offices
- Office roof terrace plus kitchenette
- 15% Roof Lights to ensure Natural Light to Warehouse
- Allocated Car Parking (24 spaces)
- Allocated Cycle Parking (45 spaces)
- Electric Access & dock level doors
- 1 ton goods lifts to mezzanine
- LED Lighting to Offices

Eco Initiatives

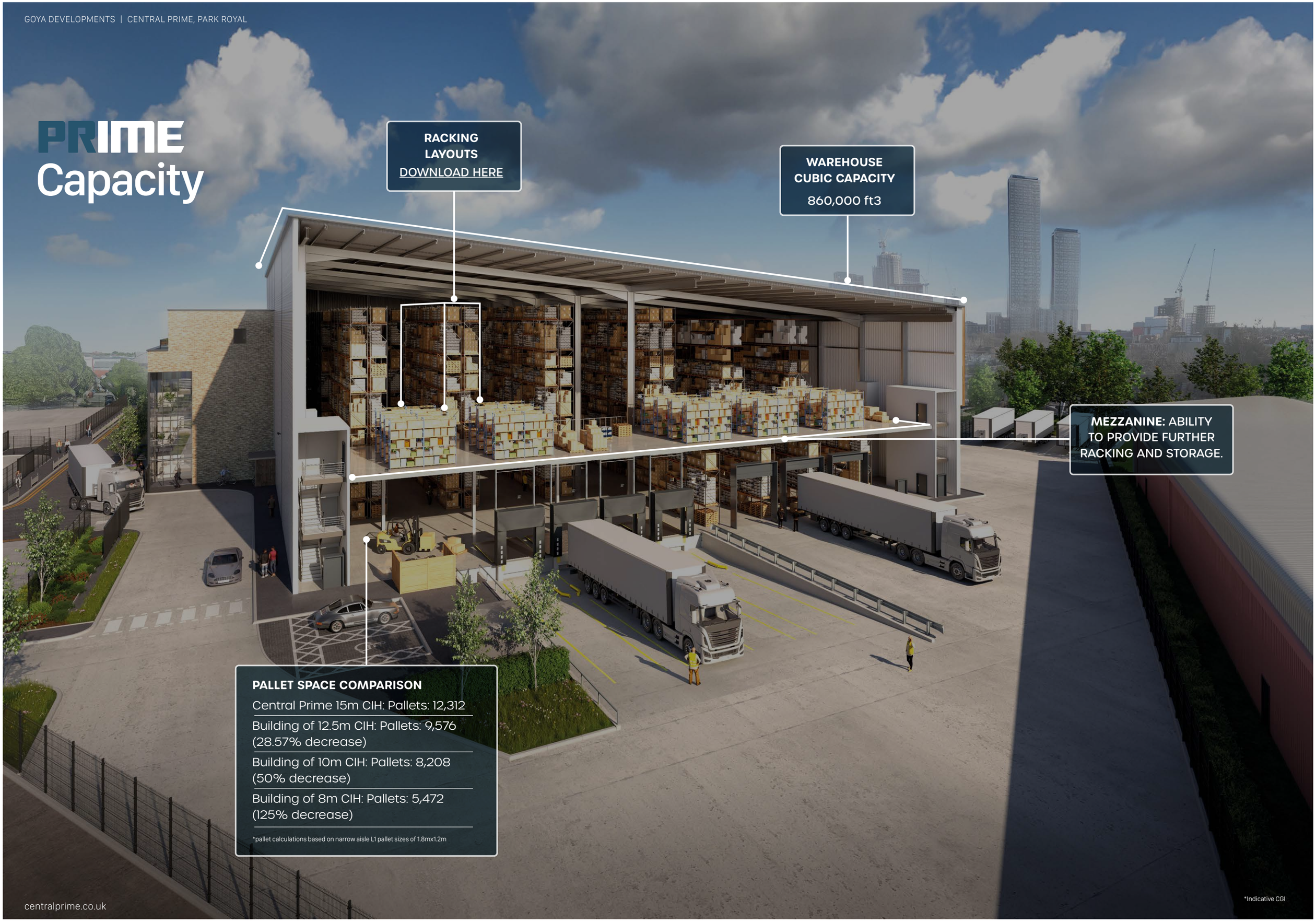
SAVINGS OF £1.27 PSF** PER ANNUM

- 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

**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.

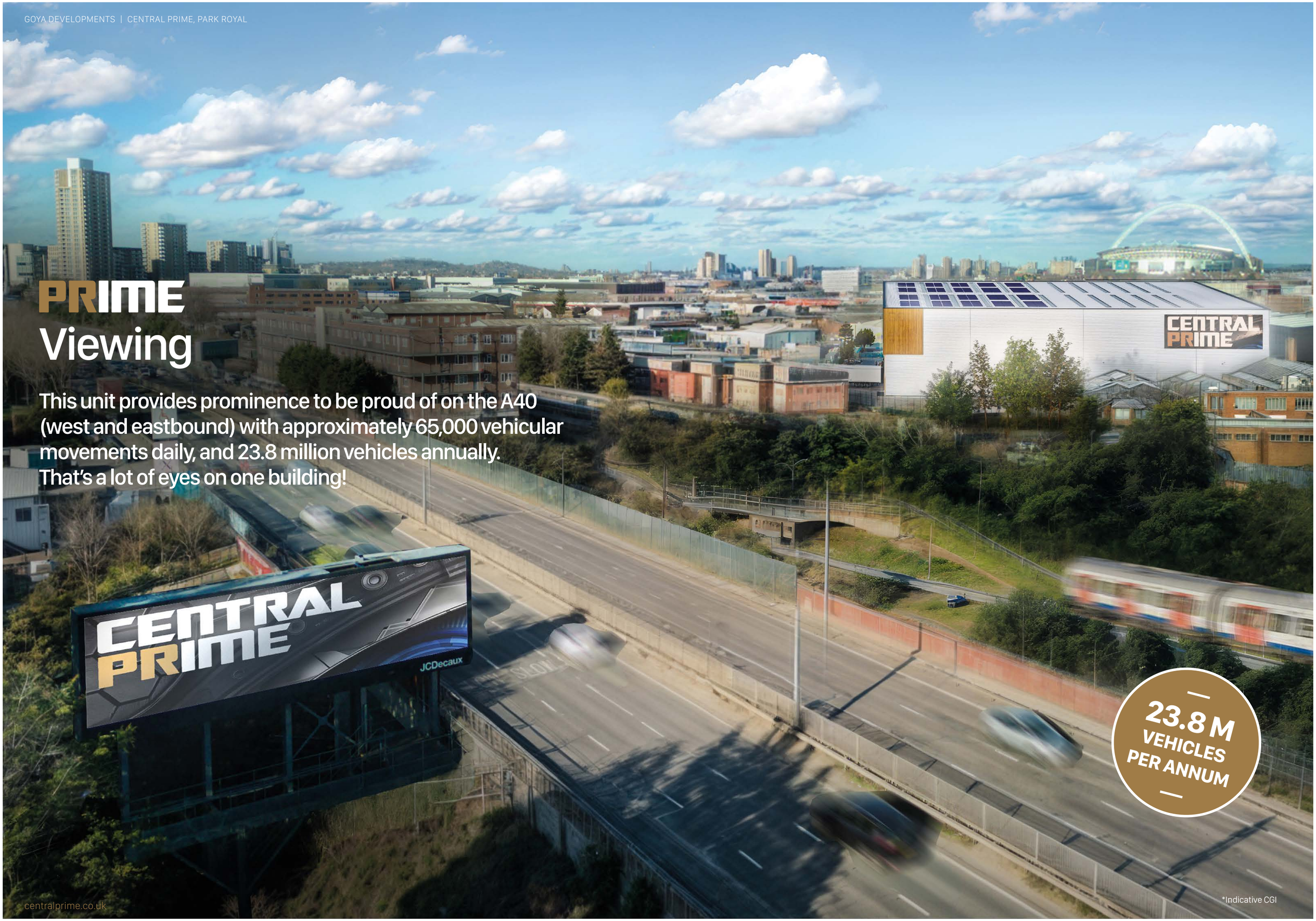


PRIME Capacity



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!



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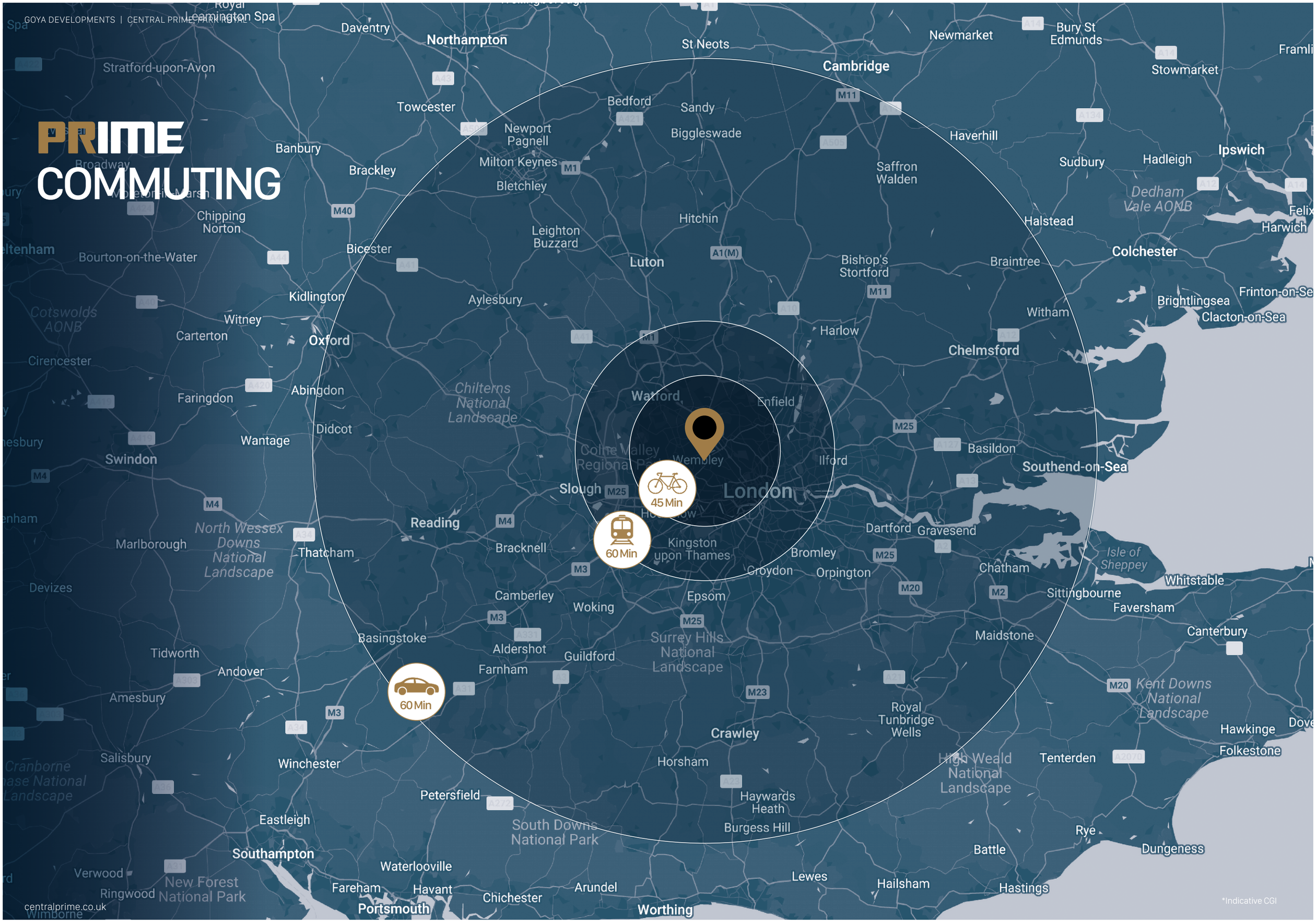
PRIME COMMUTING



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

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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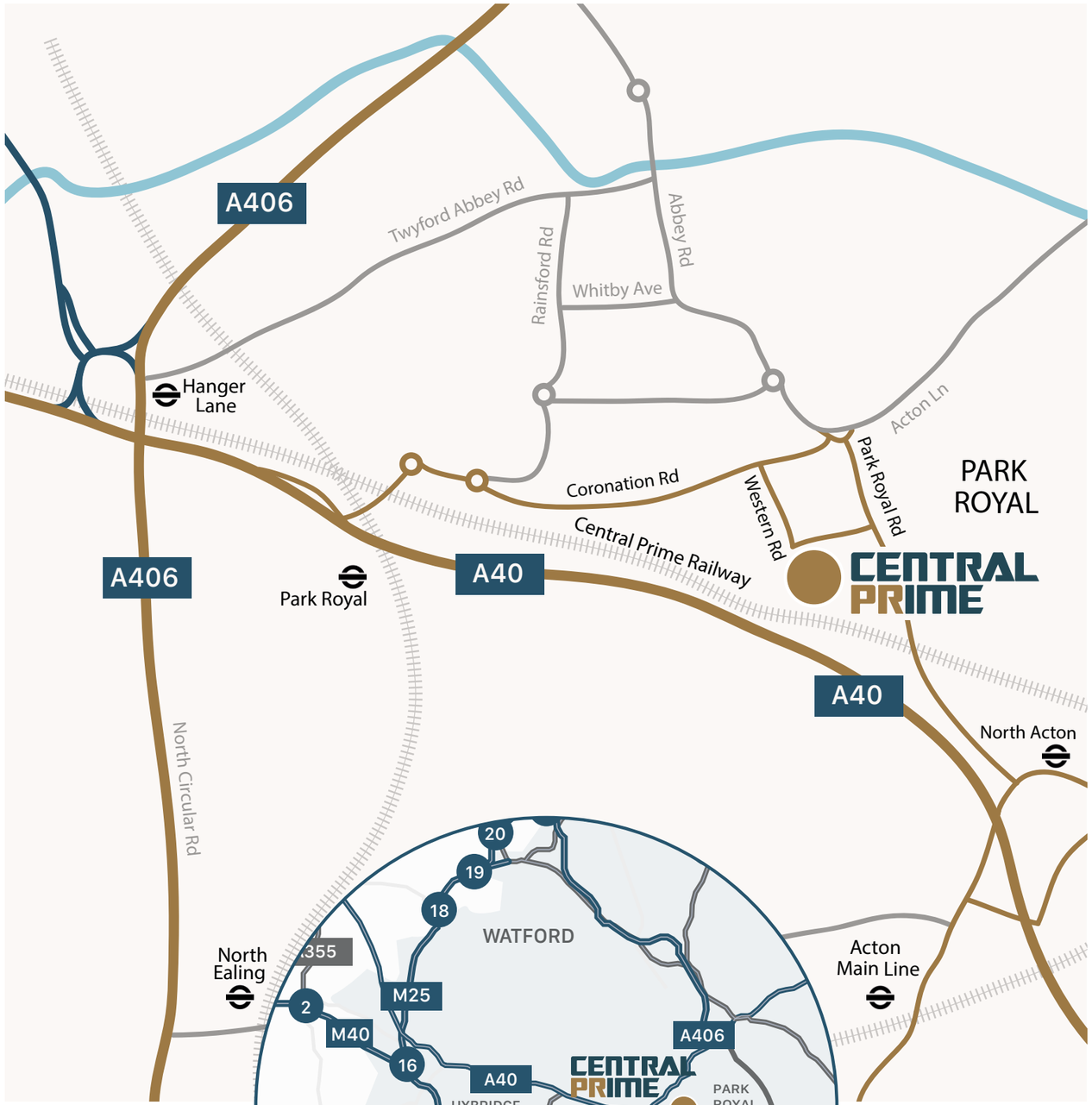

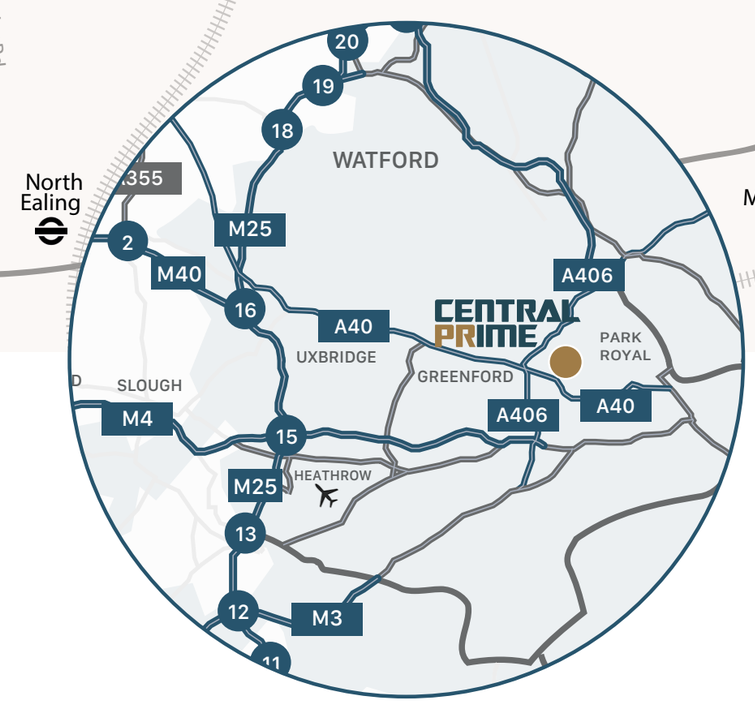

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