



Unit 2 VOLA, London, NW10 7XT

To Let | 13,660 sq ft

Undergoing Refurbishment - Available Q2 2026



**BNP PARIBAS**  
**REAL ESTATE**

## Unit 2 VOLA, London, NW10 7XT

### Summary

- Rent: Rent on application
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



Iolo Morgan  
07967779029 | 07967779029  
[iolo.morgan@realestate.bnpparibas](mailto:iolo.morgan@realestate.bnpparibas)



Ben Wiley  
01174 534 891 | 01174 534 891  
[ben.wiley@realestate.bnpparibas](mailto:ben.wiley@realestate.bnpparibas)



Ted Johnson  
020 4638 2171 | 020 4638 2171  
[ted.johnson@realestate.bnpparibas](mailto:ted.johnson@realestate.bnpparibas)



### Key Points

- 9.2M Eaves Height
- 1 Level Access Loading Door
- 21 Car Parking Spaces
- 4 EV Parking Spaces
- 250KVA Power

### Description

Unit 2 comprises a detached, urban logistics warehouse extending to 13,660 sq ft (1,269m<sup>2</sup>).

The unit was built in 2003 and has 9.2m eaves. It is of steel frame construction with profiled steel cladding and part brick elevations.

The property is to be extensively refurbished to a Grade A specification and to include the installation of numerous ESG measures such as LED lighting, a photovoltaic system and EV chargers, making it BREEAM Very Good, EPC A +.

### Location

Nucleus is an urban logistics, multi-let industrial estate located within the heart of Park Royal, the largest industrial estate in the UK, which covers

BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The intending purchaser or lessee must satisfy themselves as to the condition of the property, the quality and nature of the services and facilities supplied to the property, and that the property has all necessary legal and regulatory consents or permissions. 5. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. BNP Paribas Real Estate Advisory & Property Management UK Limited do not accept any liability for any statement made in these particulars. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. June 2022. Jul 2026.

Accommodation

| Name                          | sq ft  | sq m     | Availability |
|-------------------------------|--------|----------|--------------|
| Unit - Ground Floor Warehouse | 12,160 | 1,129.70 | Available    |
| Unit - First Floor            | 1,500  | 139.35   | Available    |
| Total                         | 13,660 | 1,269.05 |              |

