

JOIN
THE
PARK
ROYAL
FAMILY



SCEPTRE

UNIT E / PREMIER PARK / PARK ROYAL

COMING SOON

SEGRO
100 YEARS OF THE EXTRAORDINARY

REFRESHED AND REFINED

Introducing a rare opportunity to become a member of an exclusive family. Elevate your status and claim your rightful place on this refreshed, refurbished and remastered throne, in one of London's most significant and sought-after industrial and logistics locations. The jewel in the crown of this superior estate, this is far from your typical refurbished unit.

This is High-class Sustainability.

This is Wellbeing Superiority.

This is Carbon Neutrality.

This is Park Royalty.

JOIN THE PARK ROYAL FAMILY



Indicative Image

PV Cells from SEGRO North Feltham Trading Estate

Indicative Image

A PRIVILEGED POSITION

Elevate your status by joining a family of thorough-bred occupiers at Premier Park, in the heart of Park Royal. Delivering high specification and innovation in a class of its own, with Sceptre, superiority comes as standard. Will you be next in line?



Labour pool of over six million people within a 30 minute drive



2,000 companies in Park Royal



24-hour onsite security and CCTV



A406 North Circular within 400m



Motorway connected (M4, M40, M1, M3 and M25)



Excellent public transport

LOCAL OCCUPIERS

- 1

A. Fulton Company Ltd
- 2

ITH Pharma Ltd
- 3

NVN Motorworks Ltd
- 4

ITH Pharma Ltd
- 5/6

Bakkavor Foods Ltd
- 7/8

Seewoo UK Ltd
- 9

IH Sterile Services Ltd
- 10/11

Next Group PLC
- 12

H. R. Owen Dealerships Ltd
- 13

Topaz Detailing Ltd
- 14

Golden Saffron Ltd
- 15

Golden Saffron Ltd
- 16

Pagani UK Ltd
- 17

JFC (UK) Ltd
- 18/19

Brink's Ltd
- 20/21

Royal Mail Group Ltd
- A

Ward Thomas Removals Ltd
- B

Japan Centre Group Ltd
- C

DHL International (UK) Ltd
- D

Brake Bros Limited
- E

Available
- F

Matchesfashion Ltd





PALATIAL PROPORTIONS



Refurbishment completed to a high specification



Fitted with modern sustainable materials

BUILDING SPECIFICATION

- 2 storey offices
- 1 level access loading door
- 2 dock level loading doors
- Allocated parking
- 45m yard depth
- Secured and gated yard
- 8m eaves height

SUSTAINABILITY

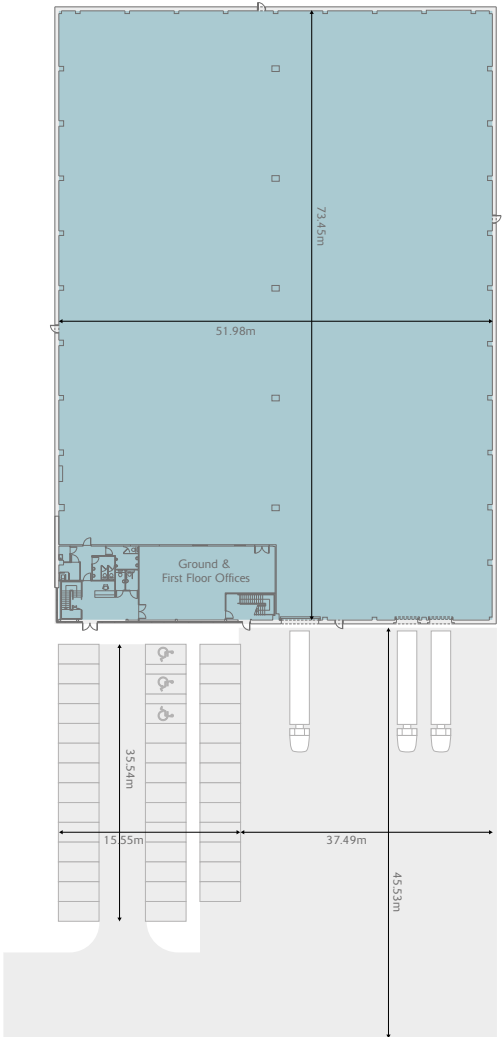
- Targeting EPC A+ (Carbon Neutral)
- Targeting BREEAM Excellent
- Roof mounted PV cells
- LED lighting
- Electric vehicle charging
- Living green wall

WAREHOUSE	40,285 sq ft
GROUND FLOOR OFFICE	2,751 sq ft
FIRST FLOOR OFFICE	2,751 sq ft
TOTAL	45,787 sq ft (4,254 sq m)

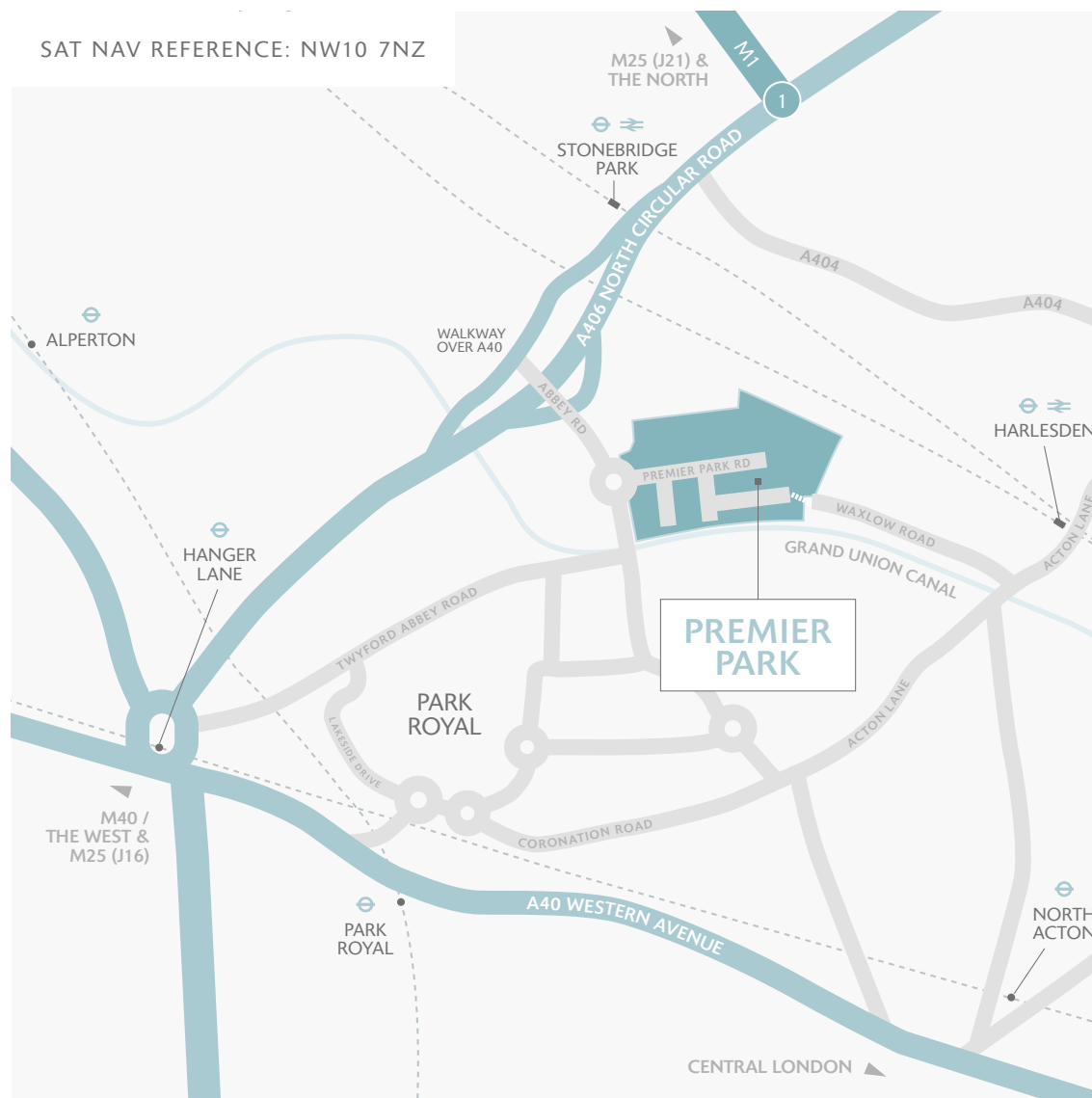
(All areas are approximate and measured on a Gross External basis)



GROUND & FIRST FLOOR



SAT NAV REFERENCE: NW10 7NZ



DISTANCES

A406 North Circular	0.2 miles
A40 Western Avenue	1.0 mile
Harlesden (Bakerloo Line and Overground)	1.1 miles
M1 (Junction 1)	3.0 miles
Central London	7.0 miles

Source: Google maps

LOCATION

Located in the heart of Park Royal, in one of London's most sought-after industrial and logistics locations, Premier Park provides excellent access to the A406 North Circular Road, the M1 and Central London. Within a 30-minute drive, Premier Park serves a labour pool of over six million people, making Sceptre a rare opportunity for occupiers and meeting the demands of today's logistics businesses.

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT) and listed on the London Stock Exchange in the FTSE 100 index. It is a leading owner, manager and developer of modern warehouses and light industrial property with a portfolio comprising 8 million square metres of space (86 million square feet), valued at £12.2 billion.

Its assets are positioned strategically at locations in the UK across London and the South-East and Midlands regions, while in Continental Europe it has developments in France, Germany, Italy, Poland, Spain, The Netherlands and the Czech Republic.

See [SEGRO.com](https://www.segro.com) for further information.

For more information, please contact the joint agents:



James Miller
james.miller@eu.jll.com



Pat Rosso
patrick.rosso@colliers.com



Alex Kington
alex.kington@altusgroup.com

[SEGRO.COM/PREMIERPARK-SCEPTRE](https://www.segro.com/premierpark-sceptre)

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