

UNIT 1

VOLA

NUCLEUS PARK ROYAL

BOREAL

INTRODUCTION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



VOLA NUCLEUS AT A GLANCE

Unit 1 comprises a detached, self-contained urban logistics warehouse extending to 40,125 sq ft (3,728m²).

The unit was built in 2003 and is of steel frame construction with profiled steel cladding and part brick elevations.

The property has been extensively refurbished to a Grade A specification and includes the installation of numerous ESG measures such as a living green wall, LED lighting, a photovoltaic system and EV chargers, making it a net-zero rated asset with negative energy use and carbon emissions and in turn providing significant energy cost savings.

/// leader.since.swing

1 Central Way, London
NW10 7XT





CITY OF LONDON

SHEPHERD'S BUSH

VOLA PARK ROYAL

WILLESDEN
JUNCTION

POWERGATE
BUSINESS PARK

NORTH
ACTON

HARLESDEN

McVITIE'S

Sainsbury's

Kinetic

CRIZZIER

UNIT 1
40,125 sq ft

GYPSY
CORNER

ASDA

A40

GARDEN
STUDIOS

Royal Mail

medilink

Charlie Bigham's

SUPER
TUFF

CENTRAL WAY

little
moons
MOCHI ICE CREAM

Greencore

dpd

CLASSIC
FINE FOODS

ABBEY RD

PREMIER
PARK
STUDIOS

LOCATION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO

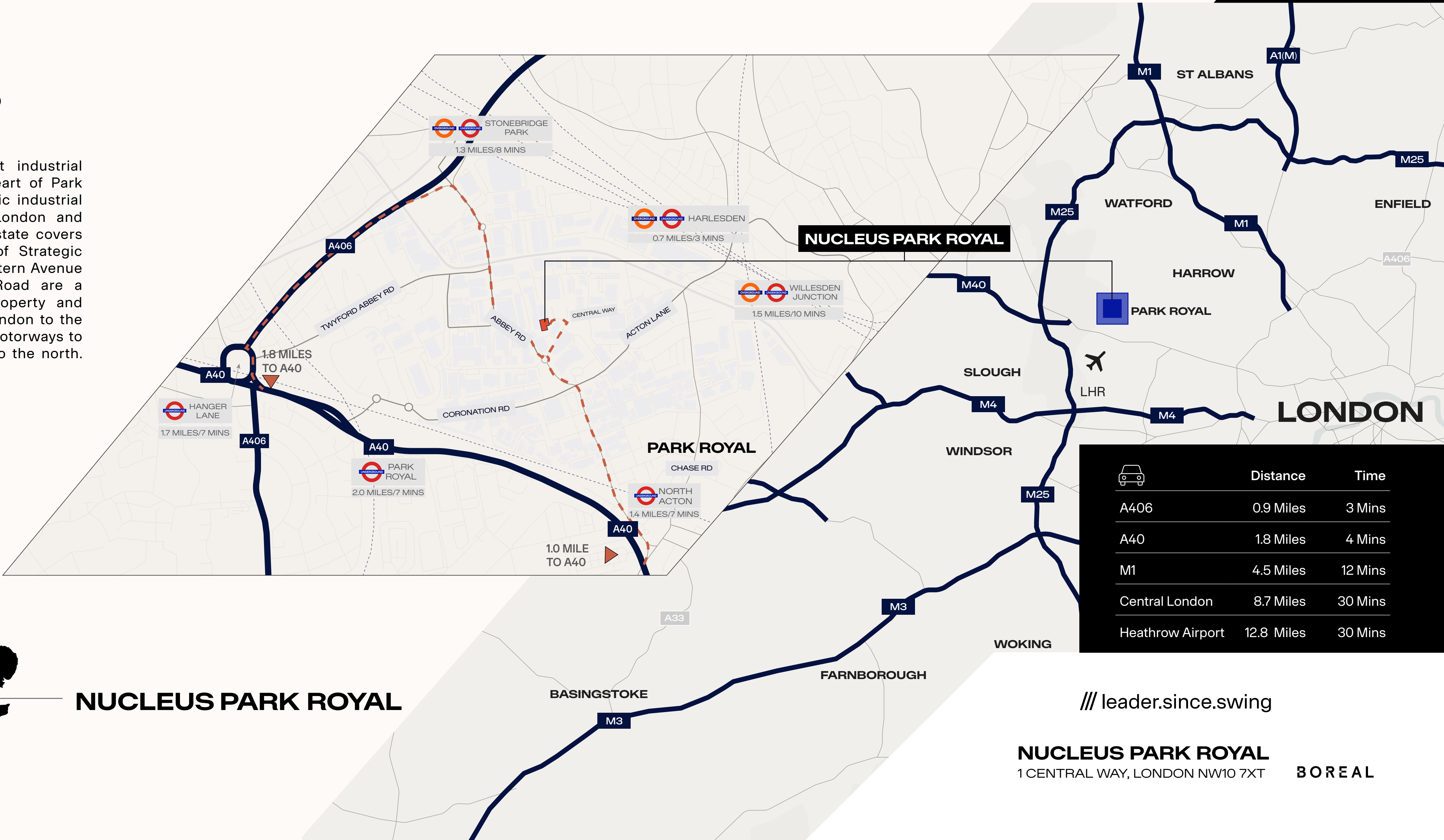


UNRIVALLED LOCATION

Vola Nucleus is a multi-let industrial estate located within the heart of Park Royal, the UK's most strategic industrial location servicing Central London and the wider south east. The estate covers approximately 1,200 acres of Strategic Industrial Land. The A40 Western Avenue and A406 North Circular Road are a short distance from the property and provide access to Central London to the east and the M40 and M25 motorways to the west as well as the M1 to the north.



NUCLEUS PARK ROYAL



	Distance	Time
A406	0.9 Miles	3 Mins
A40	1.8 Miles	4 Mins
M1	4.5 Miles	12 Mins
Central London	8.7 Miles	30 Mins
Heathrow Airport	12.8 Miles	30 Mins

/// leader.since.swing

NUCLEUS PARK ROYAL
1 CENTRAL WAY, LONDON NW10 7XT

BOREAL

TECHNICAL FEATURES & LAYOUT

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



Clear height
9.3m



Loading doors
4 Level
access door



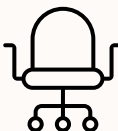
Car Parking
27 Car parking spaces,
Incl. 10 EV spaces



EPC
EPC A+

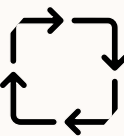


Power
800KVA Power
Upgrade Available



Office
Modern office
accommodation

BREEAM®
BREEAM
Excellent



Site
Self-contained
site

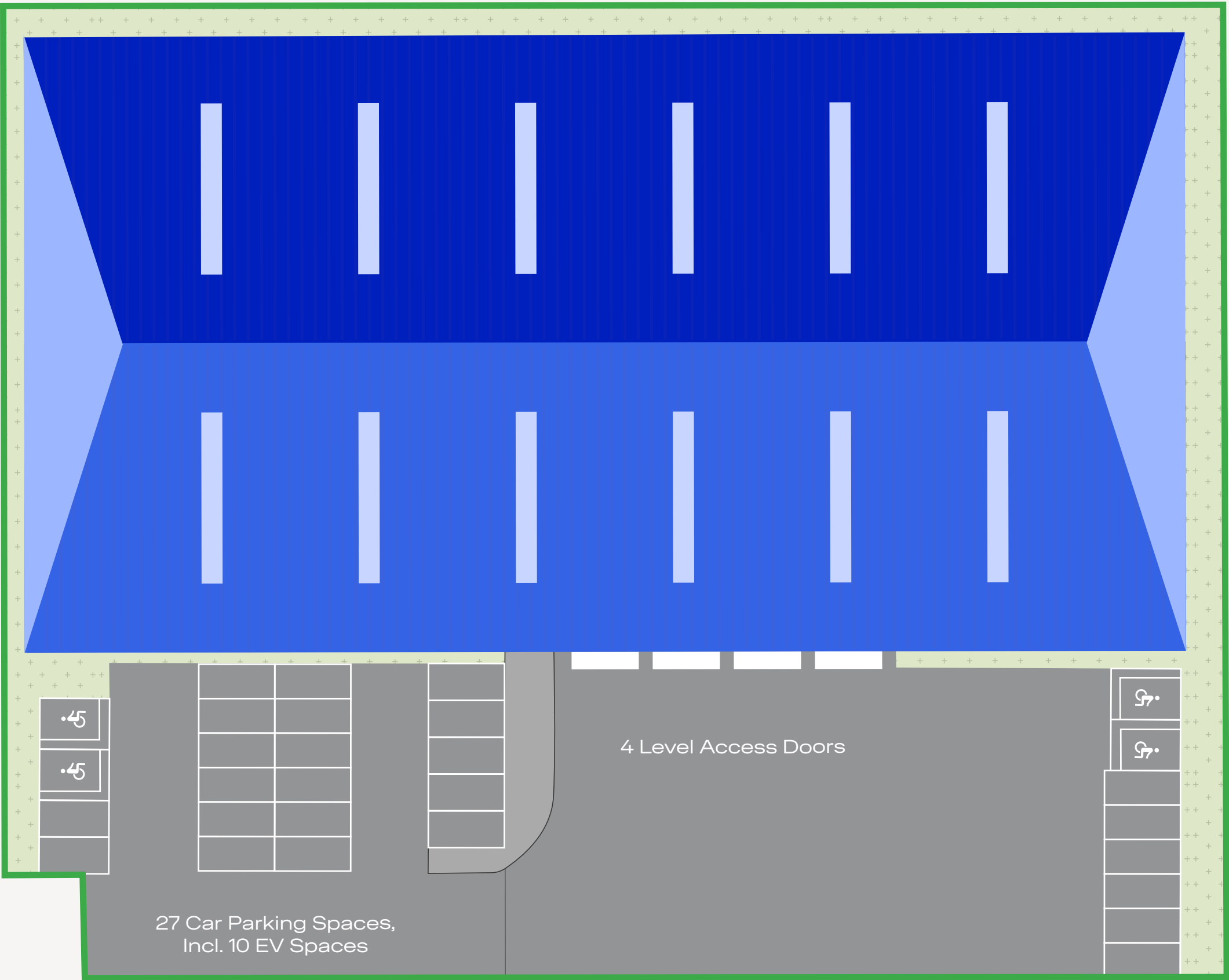


Planning
Flexible Uses -
E(g)(iii), B2 & B8



Floor loading
35kN/m2

Warehouse	3,293 sq m	35,446 sq ft
First Floor	293.5 sq m	3,159 sq ft
Covered Loading	141.2 sq m	1,520 sq ft
Total	3,728 sq m	40,125 sq ft





Unit 1 Interior
Dock Loading Doors



Unit 1 Exterior
Dock Loading Doors

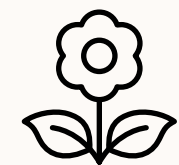


Unit 1 Interior
Reception Area



PHOTOVOLTAIC PANELS

- ✓ 626 photovoltaic panels with a total capacity of 313kW.
- ✓ To generate ~281k kWh annually and offset up to 50% of occupier electricity demand (based on an average logistics occupier).
- ✓ Expected reduction of 63 tonnes of CO² emissions in first year.



GREEN LIVING WALL

- ✓ 120m² of south-east facing living wall.
- ✓ Will remove 156kg of particulate matter from circulation annually.
- ✓ Produce 204kg of oxygen, equivalent to 6 trees in terms of carbon sequestration.



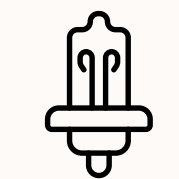
EV CHARGING

Installation of 10 EV charging spaces.



WATER SAVING

Installation of new efficient taps/cisterns for improved water saving measures.



LED LIGHTING

LED lighting throughout.

FURTHER INFORMATION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



BEN WILEY

+44 (0)7771 662 009
ben.wiley@realestate.bnpparibas

IOLO MORGAN

+44 (0)7471 227 336
iolo.morgan@realestate.bnpparibas



ALEX KINGTON

+44 (0)7717 704 538
alex.kington@logixproperty.com

CALLUM MOLONEY

+44 (0)7815 692 996
callum.moloney@logixproperty.com

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. November 2025.

Designed and created by *Eighty* www.eighty.studio

BOREAL