

UNIT 1

VOLA
NUCLEUS PARK ROYAL

BOREAL

INTRODUCTION

INTRODUCTION

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& LAYOUT

ESG IN ACTION

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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

WILLESDEN JUNCTION

HARLESDEN

MCVITIE'S

GARDEN STUDIOS

Royal Mail

PREMIER PARK STUDIOS

medilink

little moons
MOCHI ICE CREAM

Greencore

POWERGATE BUSINESS PARK

Sainsbury's

Charlie Bigham's

Kinetic

SHEPHERD'S BUSH

NORTH ACTON

VOLA
PARK ROYAL

UNIT 1
40,125 sq ft

SUPER
TUFF

CENTRAL WAY

dpd

GYPSY CORNER

ASDA

A40

CLASSIC
FINE FOODS

ABBAY RD

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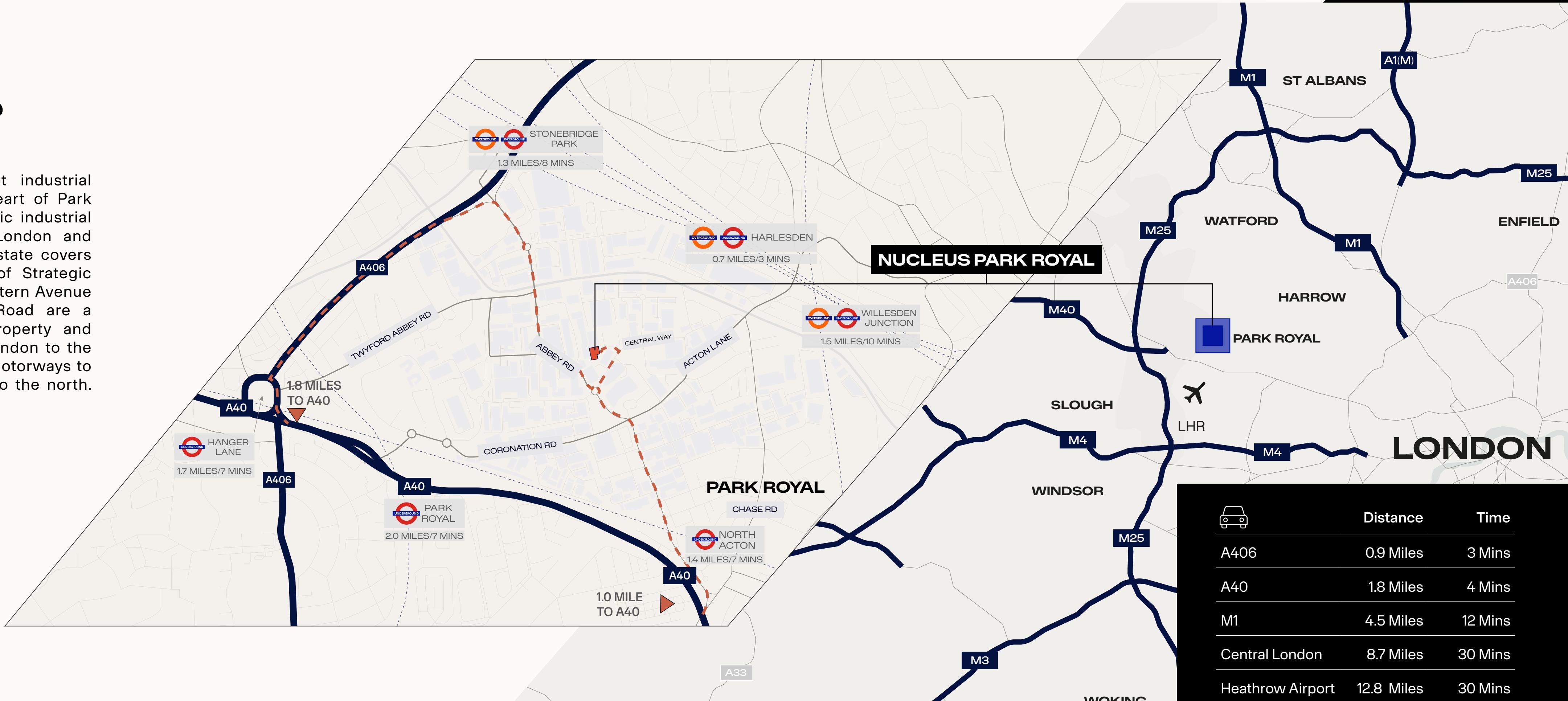


UNRIVALLED LOCATION

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



TECHNICAL FEATURES & LAYOUT

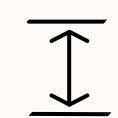
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Clear height

9.3m



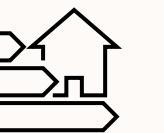
Loading doors

4 Level
access door



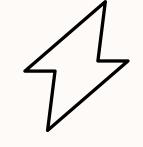
Car Parking

27 Car parking spaces,
Incl. 10 EV spaces



EPC

EPC A+



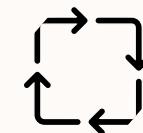
Power

800KVA Power
Upgrade Available



Office

Modern office
accommodation



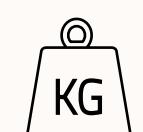
Site

Self-contained
site



Planning

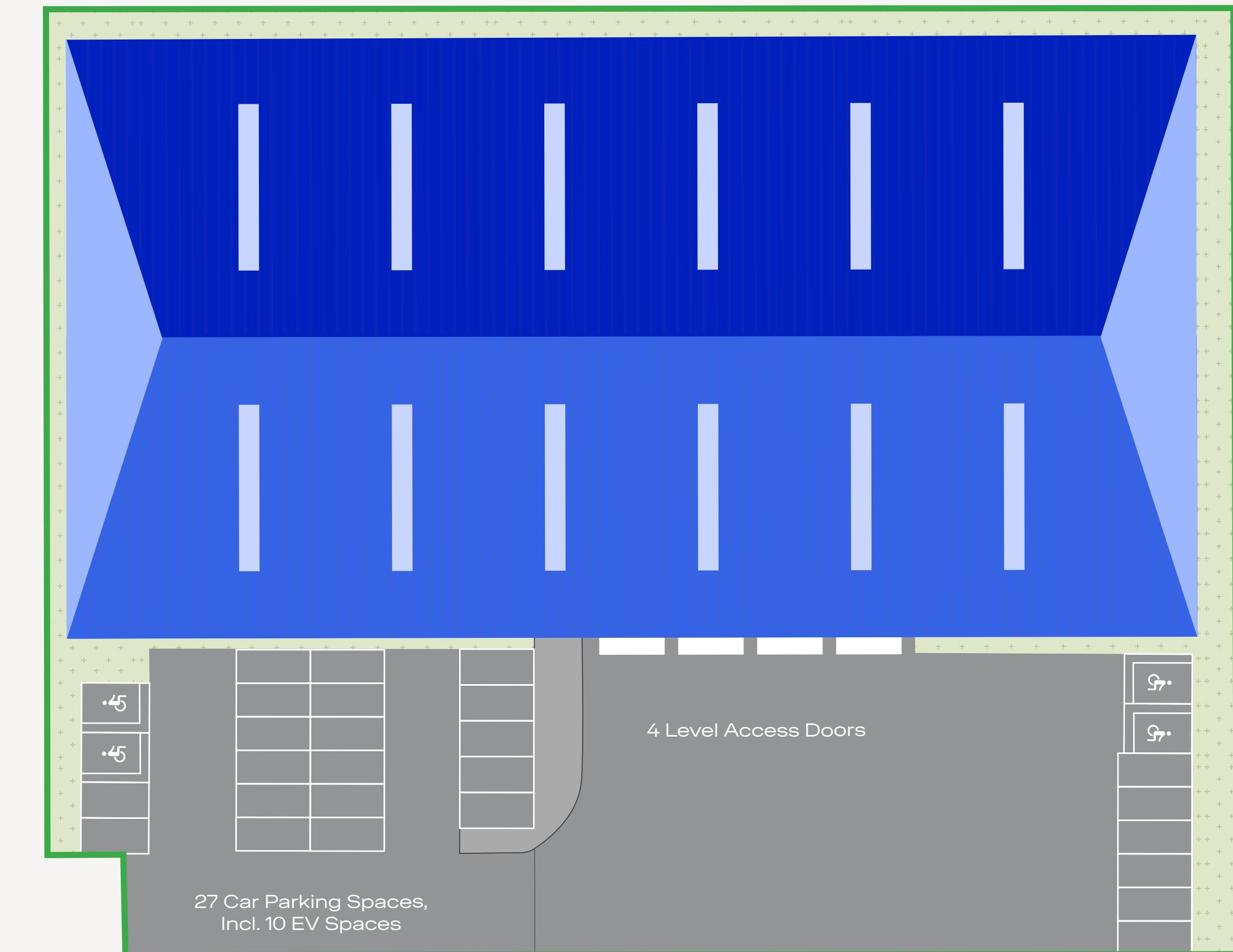
Flexible Uses -
E(g)(iii), B2 & B8



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 |





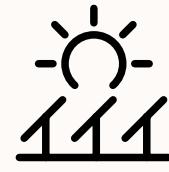
Unit 1 Interior
Dock Loading Doors



Unit 1 Exterior
Dock Loading Doors

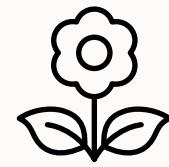


Unit 1 Interior
Reception Area



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.



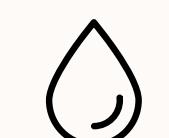
GREEN LIVING WALL

- ✓ 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.



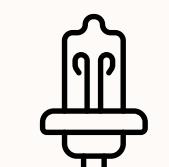
EV CHARGING

Installation of 10 EV charging spaces.



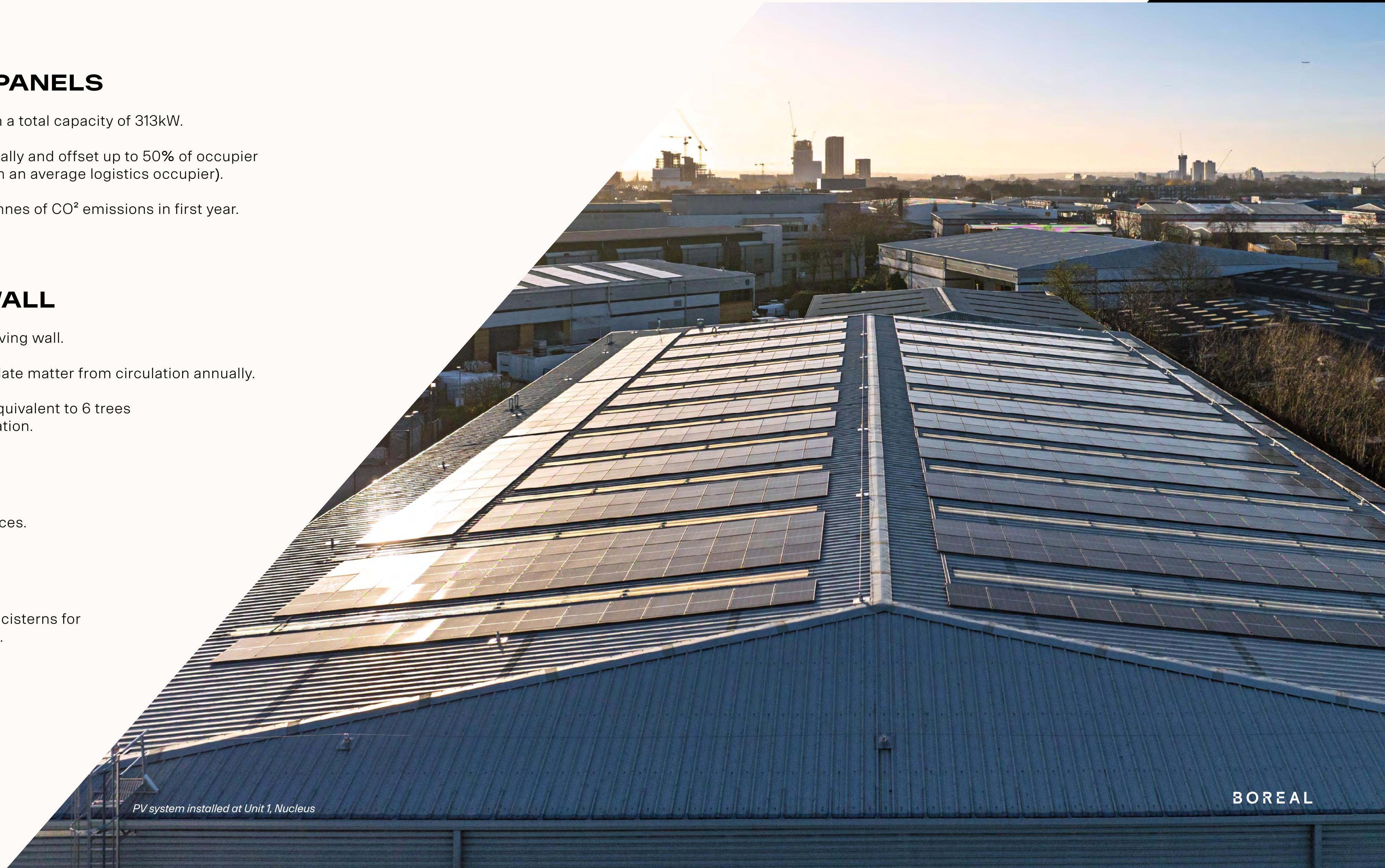
WATER SAVING

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



LED LIGHTING

LED lighting throughout.



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BOREAL