

UNDER REFURBISHMENT

UNIT 2

VOLA

NUCLEUS PARK ROYAL

BOREAL

INTRODUCTION

INTRODUCTION

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& LAYOUT

ESG IN ACTION

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VOLA NUCLEUS AT A GLANCE

Vola Nucleus comprises a modern urban logistics & industrial estate in the heart of Park Royal, an area offering an excellent labour pool, experienced in the manufacturing, industrial and logistics sector.

Unit 2 extends to 13,660 sq ft (1,269m²) and 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 and EV chargers, targeting BREEAM Very Good and EPC A.

2 Central Way, London
NW10 7XT

/// estate.salsa.rope



BOREAL



CITY OF LONDON

SHEPHERD'S BUSH

VOLA PARK ROYAL

WILLESDEN
JUNCTION

POWERGATE
BUSINESS PARK

NORTH
ACTON

HARLESDEN

McVITIE'S

Sainsbury's

Kinetic

CRIZZIER

UNIT 2
13,660 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

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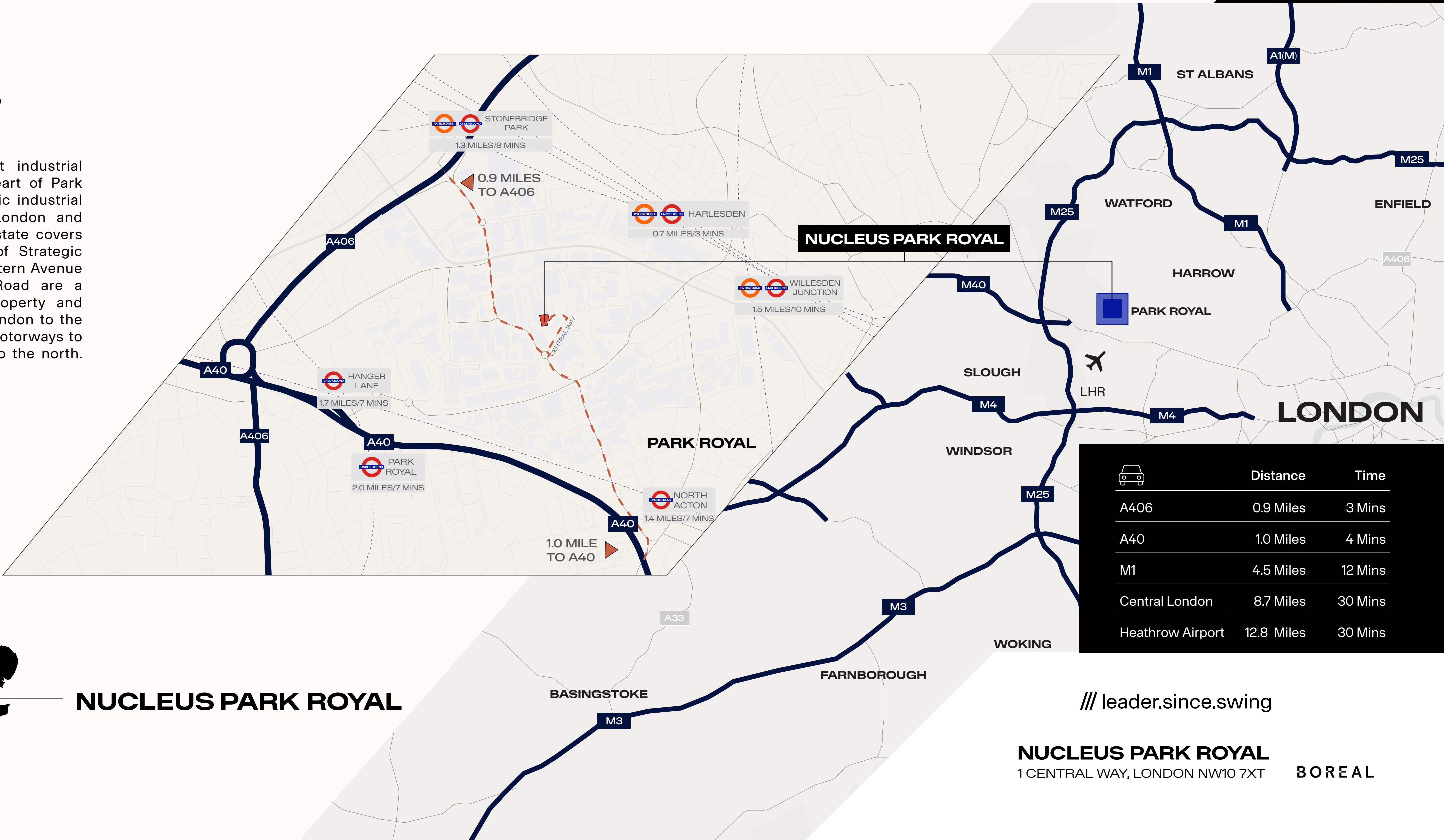


UNRIVALLED LOCATION

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



	Distance	Time
A406	0.9 Miles	3 Mins
A40	1.0 Miles	4 Mins
M1	4.5 Miles	12 Mins
Central London	8.7 Miles	30 Mins
Heathrow Airport	12.8 Miles	30 Mins

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NUCLEUS PARK ROYAL

1 CENTRAL WAY, LONDON NW10 7XT

B O R E A L

TECHNICAL FEATURES & LAYOUT

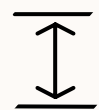
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Clear height
9.2m



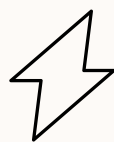
Loading doors
1 Level
access door

BREEAM®

BREEAM
Targeting BREEAM
Very Good



Car Parking
21 Car parking spaces,
Incl. 4 EV spaces



Power
250KVA



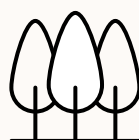
Office
Modern office
accommodation



Facilities
Showers & secure cycle
storage facilities



Entrance
Impressive
reception area



Landscaping
Estate
landscaping



EPC
Targeting
EPC A



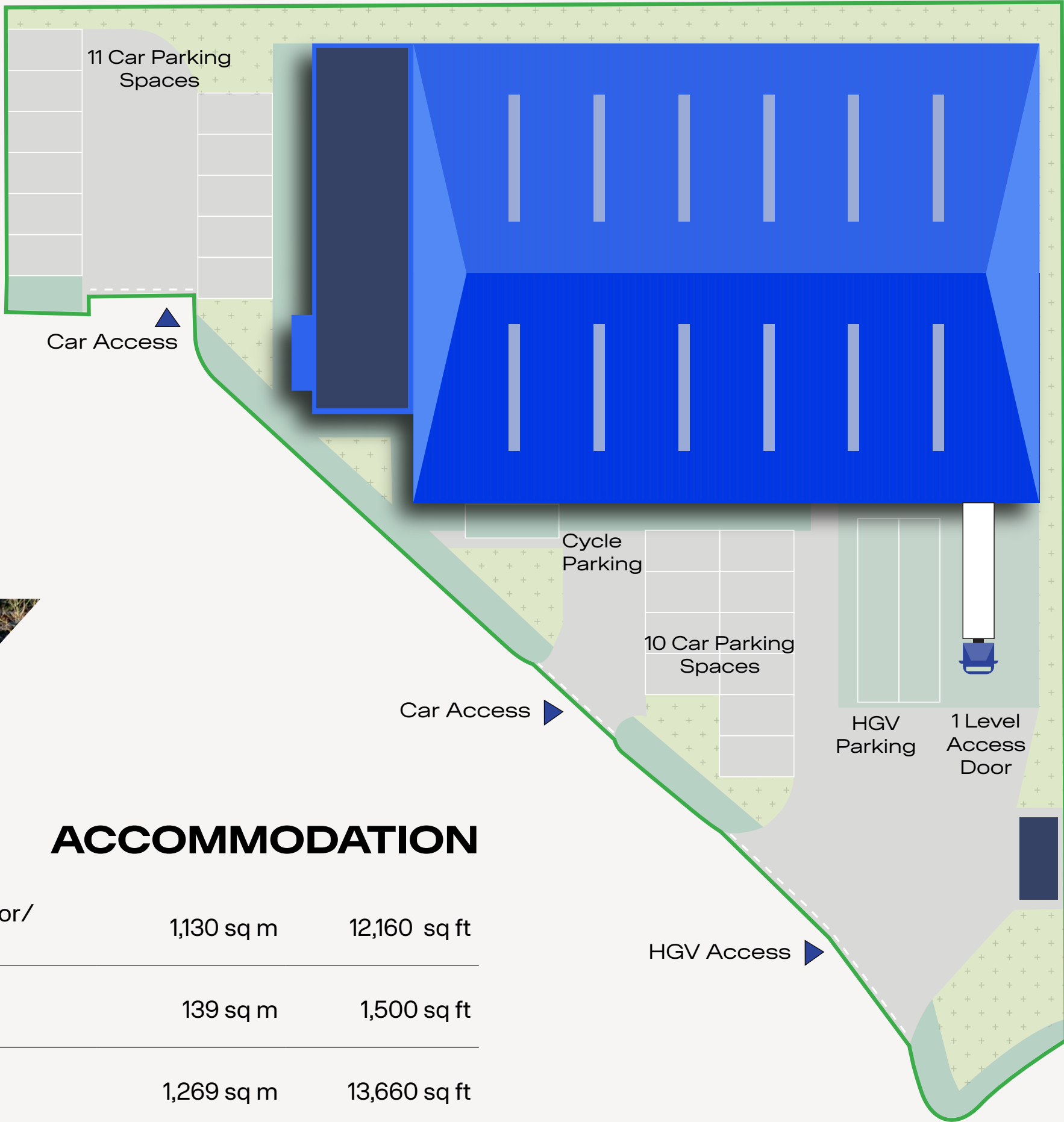
Floor loading
35kN/m2



Security
Secure estate with
CCTV coverage



Unit 2
Aerial View



ACCOMMODATION

Ground Floor/ Warehouse	1,130 sq m	12,160 sq ft
First Floor	139 sq m	1,500 sq ft
Total	1,269 sq m	13,660 sq ft

BOREAL



Unit 1 Interior*
Dock Loading Doors



Unit 1 Exterior*
Dock Loading Doors



Unit 1*
Office Accommodation



Unit 1*
Warehouse

ESG IN ACTION

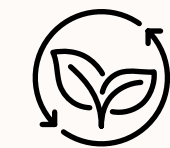
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ENERGY USE

- ✓ Installation of smart meters and plant monitoring sensors to meet with CRREM Energy Use Intensity targets
- ✓ Installation of Air source Heat Pumps



EV CHARGING

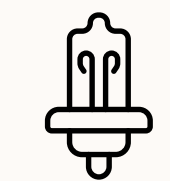
Installation of 4 EV charging spaces.

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WATER SAVING

Water Saving Measures, low flow rate fittings, leak detection, PIRs in WC areas



LED LIGHTING

Installation of LED lighting, photocells to control lighting



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