

UNDER REFURBISHMENT

UNIT 2

**VOLA**  
NUCLEUS PARK ROYAL

BOREAL

# INTRODUCTION

INTRODUCTION

LOCATION

TECHNICAL  
FEATURES  
& LAYOUT

ESG IN ACTION

FURTHER INFO



## 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 (1,269m<sup>2</sup>) 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



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TECHNICAL  
FEATURES  
& LAYOUT

ESG IN ACTION

FURTHER INFO

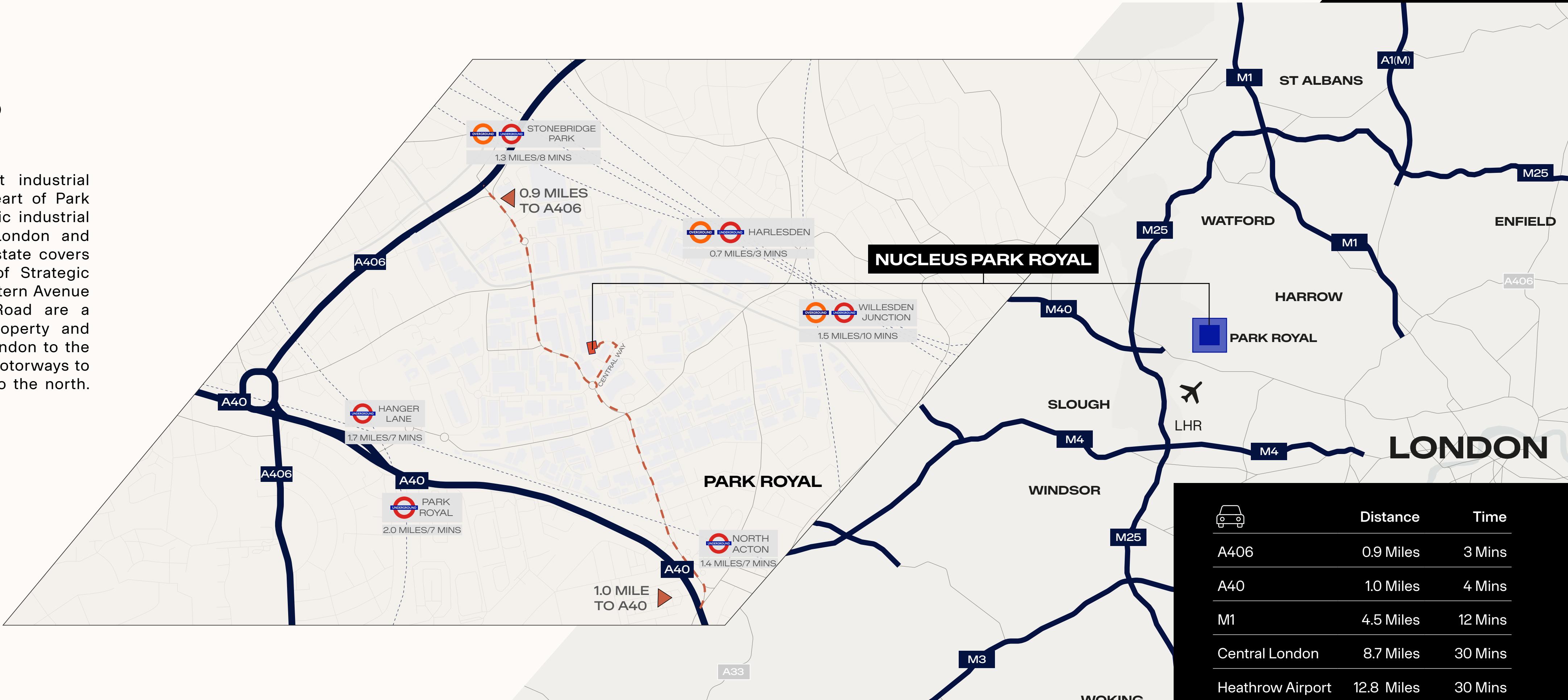


## UNRIVALLED LOCATION

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**



# TECHNICAL FEATURES & LAYOUT

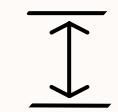
INTRODUCTION

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FURTHER INFO



## Clear height

9.2m



## Loading doors

1 Level  
access door

## BREEAM®

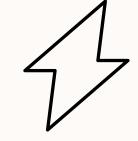
### BREEAM

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

Unit 2  
Aerial View



## Floor loading

35kN/m<sup>2</sup>



## Security

Secure estate with  
CCTV coverage





**Unit 1 Interior\***  
Dock Loading Doors



**Unit 1 Exterior\***  
Dock Loading Doors



**Unit 1\***  
Office Accommodation



**Unit 1\***  
Warehouse



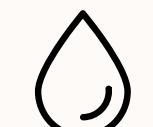
## ENERGY USE

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



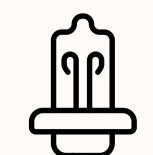
## EV CHARGING

Installation of 4 EV charging spaces.



## 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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