



CROSSBAY

**SOV  
ERE  
IGN  
24**

**TO LET 21,537 SQ FT | PARK ROYAL | NW10 7QP  
FULLY REFURBISHED LOGISTICS/WAREHOUSE UNIT**

The Property comprises a standalone, purpose built warehouse constructed of brick façade and steel portal frame beneath a pitched roof. The property extends to 21,537 sq ft GEA (2,000 sq m) on a site of c.1 acre. The unit benefits from a 6m clear eaves height rising to 7.75m at the roof apex. There are 26 parking spaces demised to the property, 3 phased power supply, and good natural lighting throughout the premises.

Computer Generated Image for Indicative purposes only.

The Property is strategically located in Park Royal, one of Europe's premier destinations for industrial and logistics. The property itself is situated on Sovereign Park, accessed via Coronation Road, which provides excellent access to the A40 / Western Avenue. The A40 serves Central London to the east and the A406 North Circular and the wider motorway network to the west.

# SOVEREIGN IGN 24

SOVEREIGN  
IGN  
24



City of London  
28 mins - 9.6 miles

Argos

ASDA

FedEx

wren  
KITCHENS

CEVA

H  
Holiday Inn



cargiant

B&Q

HARLESDEN

WILLESDEN  
JUNCTION

NORTH  
ACTON

A406  
5 mins - 1.4 miles

M4, J2  
15 mins - 4.7 miles

ACF  
TRUCK PARTS

G&M  
Direct  
Hire

A40

A40

Coronation Rd

SOVEREIGN PARK

PARK  
ROYAL  
6 mins  
1.0 miles

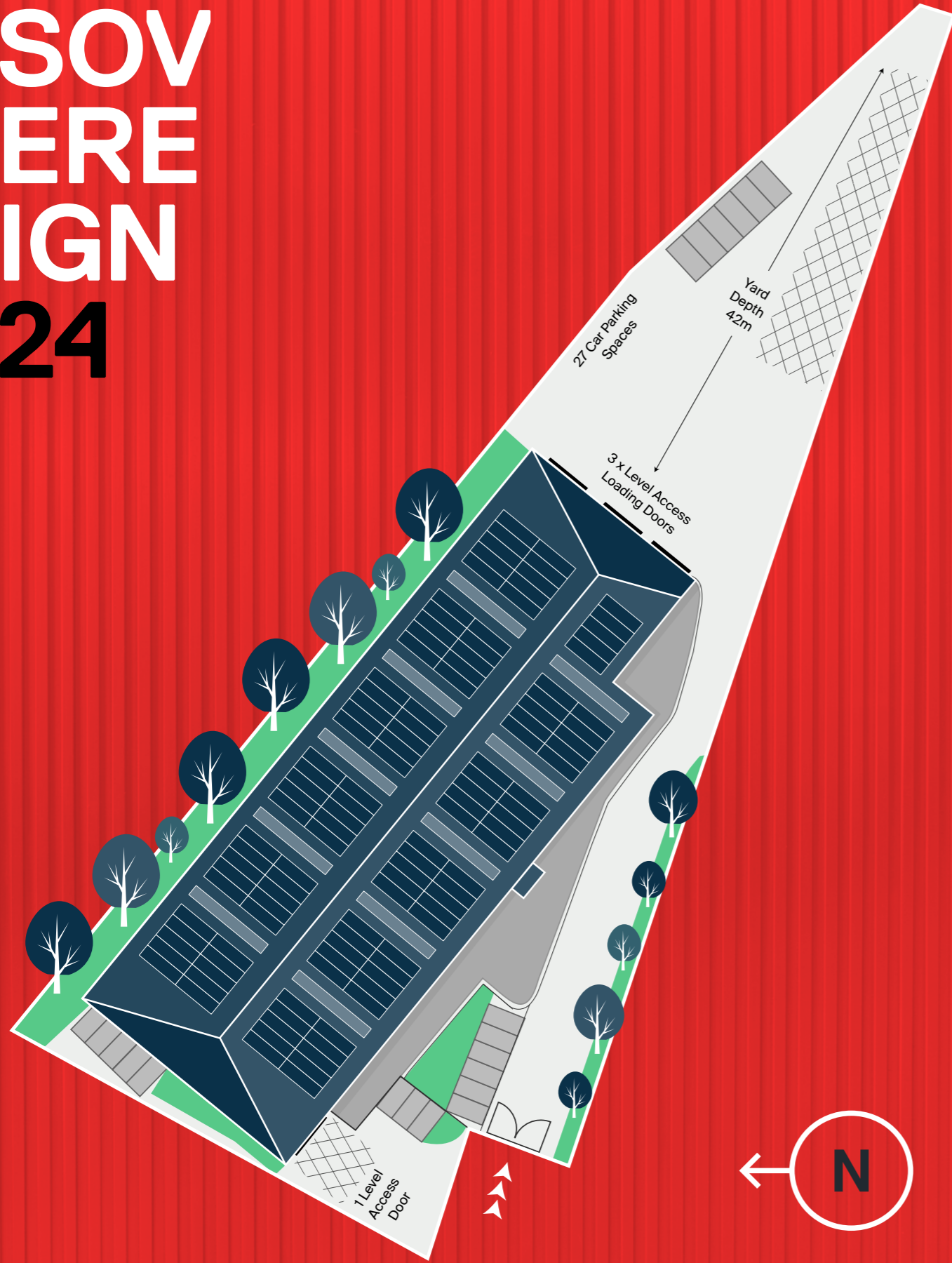
M25, J15  
22 mins - 12.5 miles

SOVEREIGN 24 / 03

SOVEREIGN 24 / 03



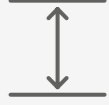







# SOV ERE IGN 24

SOVEREIGN 24 / 04



SITE PLAN

# SOV ERE IGN 24

 4 Level Access Loading Doors	 Comprehensive Refurbishment	 Yard Depth 42m	 6m Eaves
 26 Parking Spaces	 138 kVa (minimum)	 Solar PV Ready	 Cycle Storage
<b>EPC</b> EPC Rating B+	 Self Contained	 6 EV Charging Points	 Secure Yard

SOVEREIGN 24 / 04

The property is undergoing a comprehensive refurbishment, set for completion in Q1 2025. It will feature a new roof covering, 4 level access doors (1 front, 3 rear), and a 42m extended yard. Targeting an EPC rating of B+, it will include solar PV panels, EV charging points (6 installed, infrastructure for 10 more), and cycle storage. A 138 kVa power supply is in place, with upgrade options available. The refurbishment includes a modern Grade A office with VRF heating & cooling, LED lighting, and new bathrooms, amenities, and showers.

	Area (SQ FT)	Area (SQ M)
Ground - Warehouse	17,203	1,598.21
1st - Office	4,334	402.64
<b>Total</b>	<b>21,537</b>	<b>2,000.85</b>

SPECS

# SOV ERE IGN 24

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SOVEREIGN 24 / 05

SOVEREIGN 24 / 05

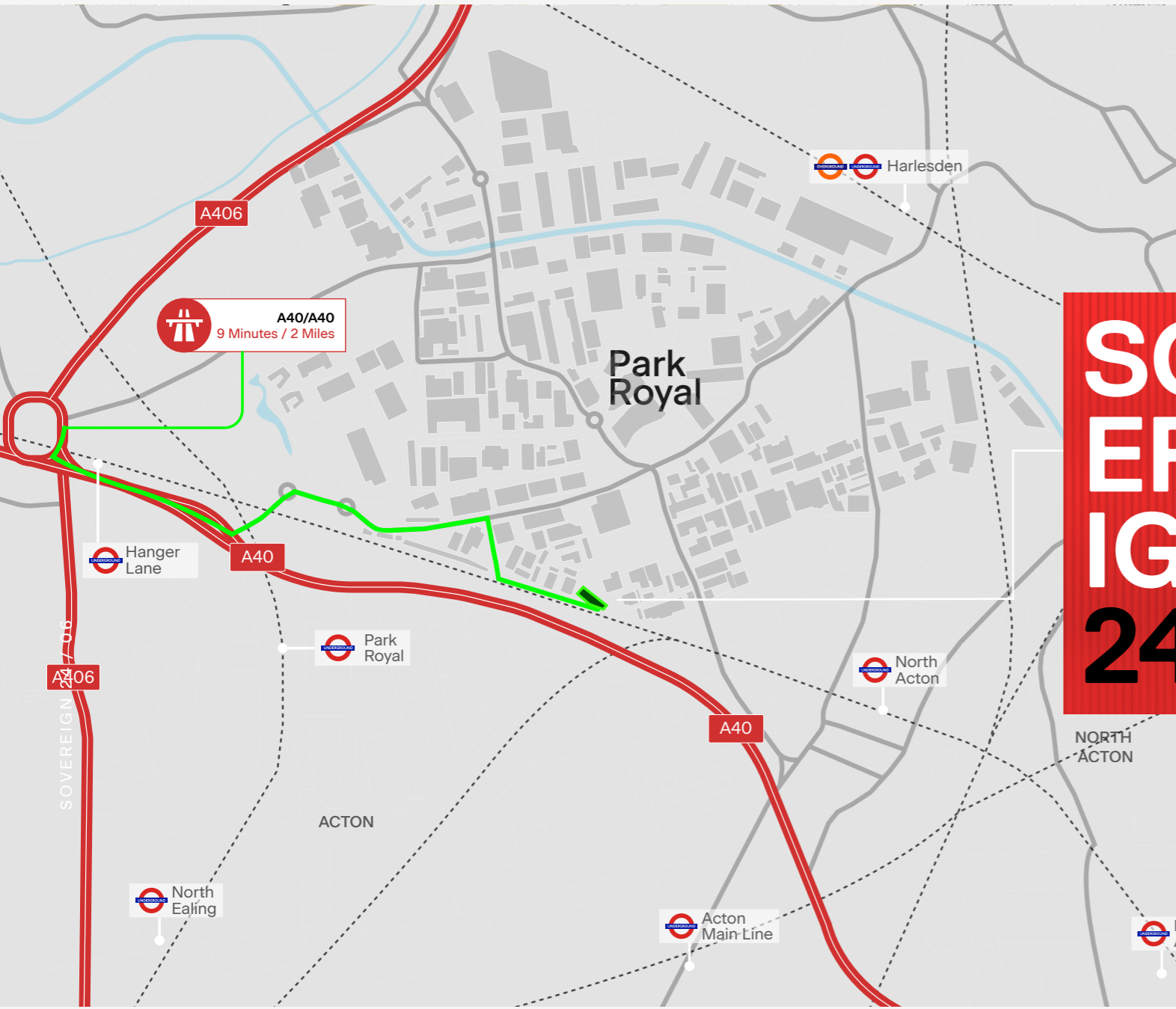
→ The area benefits from multimodal connectivity, benefiting from proximity to Park Royal Underground Station (Piccadilly Line) located approximately 800m from the Property. North Acton and Old Oak Common stations are closely located to the south east (0.6 miles) and east (0.9 miles) respectively. Access has been enhanced by the Crossrail Acton Main Line Station on the south fringe of Park Royal, which allows easy access to London Paddington.

Computer Generated Image for Indicative purposes only.

\*

LOCATION

LOCATION



# SOVEREIGN 24



### ROAD

A40	0.8 miles
A406	1.4 miles
M4 J2	4.0 miles
M1 J1	4.8 miles
Central London	8.8 miles
M4 J3	8.9 miles
M25 (J16)	11.7 miles



### UNDERGROUND/RAIL

Park Royal	1.0 miles
Harlesden	1.2 miles
Acton Main Line	1.5 miles
North Acton	1.8 miles
Willesden Junction	2.0 miles



### AIRPORT

Heathrow Airport	12.6 miles
Luton Airport	30.8 miles
London City Airport	32.2 miles
Stansted Airport	41.7 miles

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LOCATION

/// AREA.EDIT.CODE

LOCATION

Crawley

SOVEREIGN 24

SOVEREIGN 24 / 06

# SOV ERE IGN 24



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