

G-Park London Park Royal

Logistics warehouse & offices situated in a prime Central London location



Build-to-suit
opportunity



111,492
sq ft



Harlesden
Station 0.4 miles



Last mile
logistics solution



Strategic
location



7.5 miles to
Central London



Prime urban development site in London, Park Royal

G-Park London Park Royal is a 111,492 sq ft logistics and distribution unit located in London, Park Royal.

Park Royal is the largest industrial business park in London, occupying approximately 500 hectares and is home to over 1,200 business, employing over 35,000 workers.

Highlights

TOTAL GEA
111,492 SQ FT

4 level access

2 dock doors

TOTAL GEA
10,358 SQ M

6 HGV parking

OFFICES
17,567 sq ft office space

2.88 acres (1.165 ha)

60m x 32m mezzanine floor

15m clear internal height



Rear elevation. Computer generated image.



LAST MILE SOLUTION

Businesses can save money, deliver faster, and boost customer satisfaction with last-mile solutions, turning the final leg of their supply chain into a competitive advantage.



SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, optimising natural light and implementing building environmental analytics to monitor energy usage.



Key statistics



CGI image



Representative image

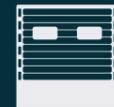
BUILT FOR LOGISTICS



111,492
sq ft



10,358
sq m



2
Dock doors



4
Level access doors

STORAGE CAPACITY



15m
Clear internal height



60m x 32m
Mezzanine floor



50 kN psm
Floor load

ENERGY SUPPLY



500 kVA
Incoming power supply



Building
Environmental Analytics

INCREASED PARKING



9
Car parking spaces including
EV charging and 1 accessible
space



6
HGV parking spaces



33m
Yard depth

SUSTAINABILITY & WELL BEING



Excellent
BREEAM fit-out rating



A
EPC Rating



Net Zero
This Net Zero build
benefits from our greener,
healthier approach to
construction, materials
and maintenance

Internal
ground
floor level



1.2m dock wall height

15m
clear internal height
(from internal ground floor height level)

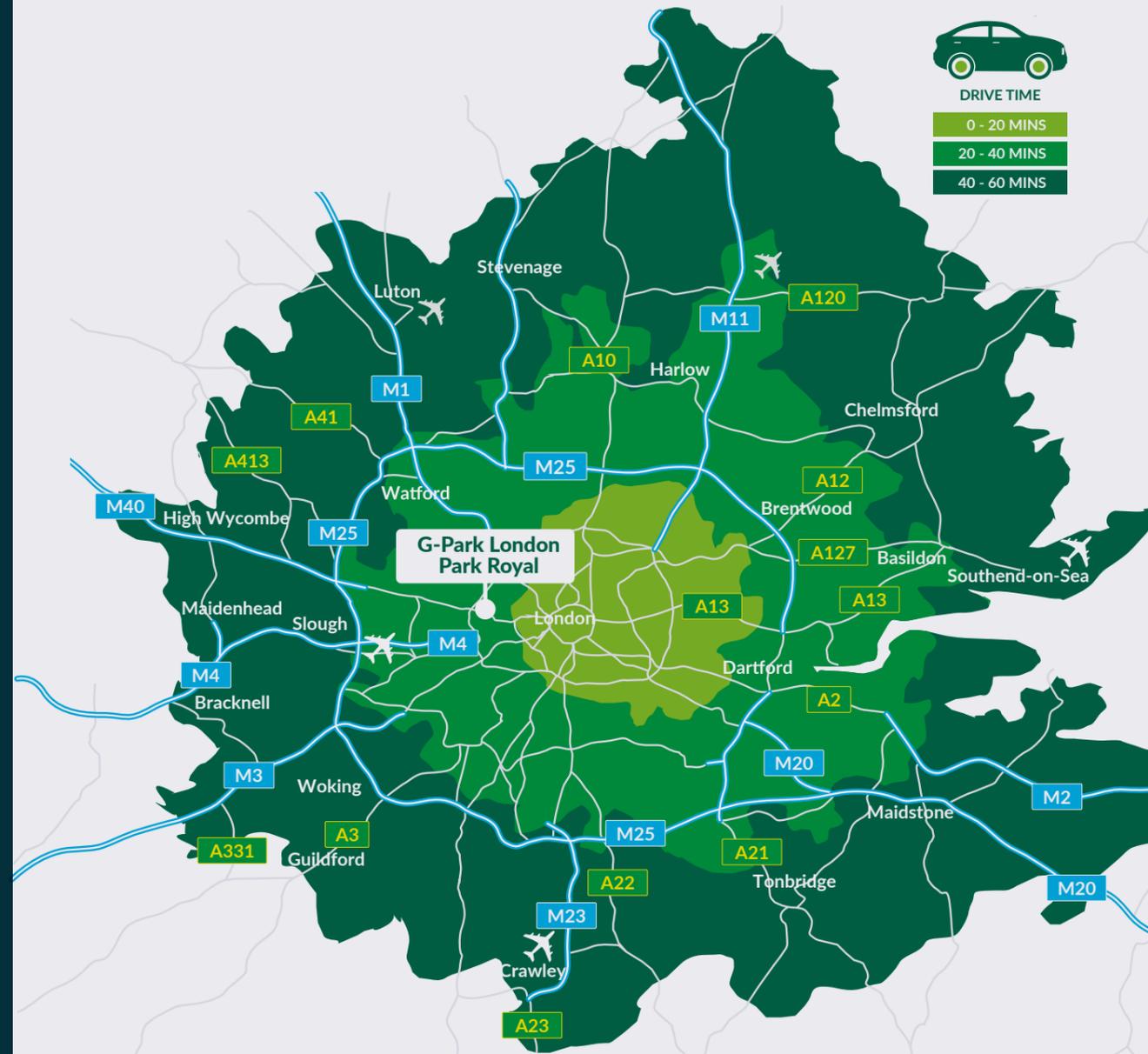
The right location

Strategic access to Central London

Park Royal is the most important industrial area in Inner London, with a concentration of manufacturing and distribution functions located in both new and older industrial stock.

Last mile solution

It has excellent transport links providing logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the ULEZ and supporting the London economy in terms of access to the business and population structure.



DRIVE TIMES



Destination	Miles	Drive time
M1	6	15 mins
M4	5	15 mins
M25 Junction 16	13	23 mins
West End City	7.5	55 mins
City	10	48 mins



Airports	Miles	Drive time
Heathrow Airport	12	30 mins
London City Airport	25	65 mins



Ports	Miles	Drive time
London Gateway	43	1hr 15 mins
Dover	103	2hrs 30 mins



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An established location

G-Park London Park Royal is accessed via Acton Lane, one of the arterial roads within Park Royal. Park Royal is an established industrial location ideally situated to serve Central London to the East and the M40 and wider motorway networks to the West. Harlesden London Underground Station (Bakerloo Line) is within walking distance as is Willesden Junction British Rail Station.

Close to central London

Its strategic location, close to Central London and its road and rail links, including access to the A40 Western Avenue and A406 North Circular roads, make it an important site in London's logistics network.



HARLESDEN UNDERGROUND
(Walking) **7 MINS**



OLYMPIC PARK UNDERGROUND
(Underground) **53 MINS**



NATIONAL RAIL LINKS
(Driving) **8 MINS**



WESTFIELD
(Driving) **15 MINS**



CENTRAL LONDON
(Oxford Circus + walking time) **32 MINS**

The location

Established & varied labour pool

G-Park London Park Royal is designed to support the logistics facilities that large scale corporate occupiers require.

Attractive work space for staff

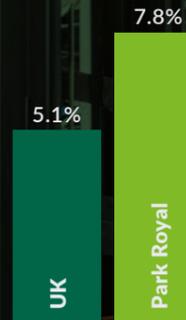
GLP is aligned with customers in making their buildings to be attractive work space for staffs well being, incorporate the latest and best ESG credentials, and achieve the highest BREEAM ratings (excellent).

Wage rates

The average workplace earnings for Skilled Operatives in Park Royal were £644.3 per week compared to a national average of £642.0 per week.

Workforce employed in the logistics sector

Source: Nomis



Unemployment rate in Park Royal

Source: Nomis

5.4%
of the population of Park Royal

Wage rates for skilled operatives

Source: payscale.com/ONS

Park Royal	£644.3 p/w
UK	£642.0 p/w



Park Royal industrial area

Location for G-Park London Park Royal

A magnet for logistics giants

Following years of traditional industrial decline, distribution functions now dominate the local market. Park Royal already provides for sizable distribution employers, such as Bestway, Brake Bros, DHL & several new film studios.

A unit of scale, sustainability and functionality

The shortage of larger units in the Park Royal area has led to a lack of opportunities for larger employer logistic occupiers seeking to expand in this location. GLP providing a unit of scale, sustainability and functionality should help to reduce shortage of supply.

A dense and varied labour pool with excellent transport links

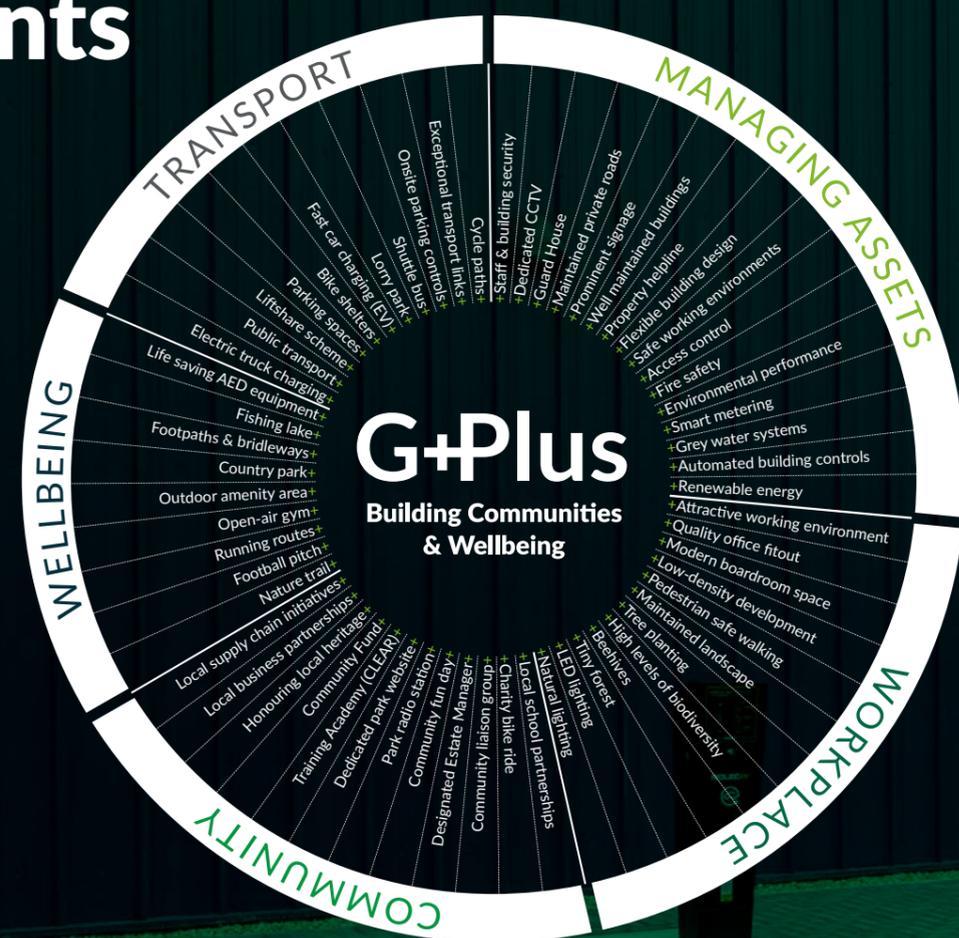
Building environments that work for you

**Transport+Managing Assets+Workplace
+Community+Wellbeing**

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics park

G+Plus
Building Communities & Wellbeing



Benefits of working at G-Park London Park Royal

G-Park London Park Royal takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

- Exceptional transport links
- Safe working environments
- Attractive work environment
- Well maintained buildings
- Public transport
- Property helpline
- Renewable energy
- Quality office fitout
- Pedestrian safe walking
- Parking spaces
- Natural lighting
- Bike shelters
- Fast car charging (EV)
- Tree planting
- Global Robotics Services
- Staff and building security
- Smart metering
- Automated building controls
- Modern boardroom space
- Environmental performance
- Grey water systems
- LED lighting

* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

Site plan & spec

15m

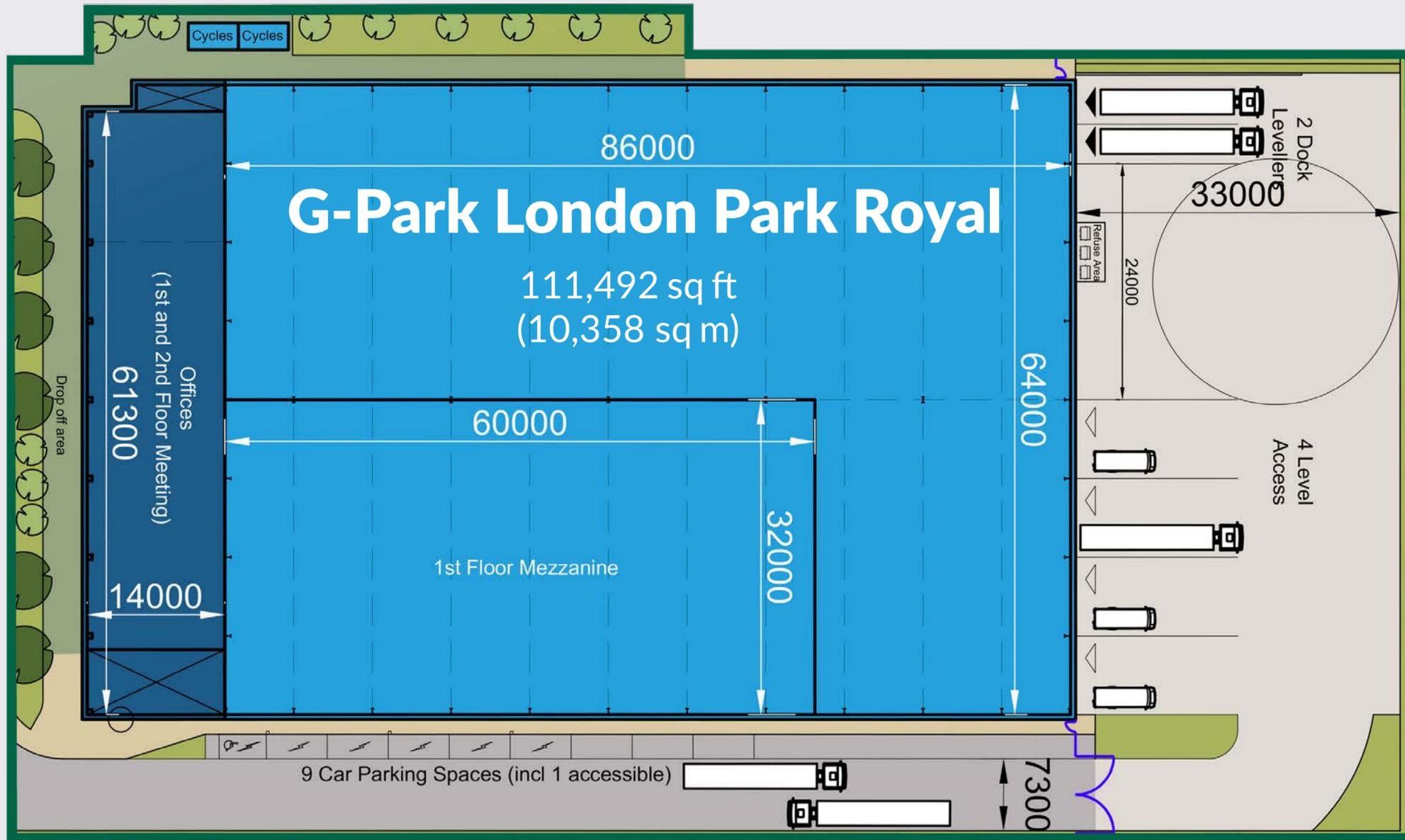
Clear internal height



Representative image

G-Park London Park Royal

Highly specified logistics unit and offices situated in a prime Central London location – coming soon!



Measurements are approximate and calculated on a GEA basis. Building will be subject to measurement upon completion.

SCHEDULE OF ACCOMMODATION

TOTAL GEA	111,492 SQ FT	10,358 SQ M
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Warehouse	69,094 sq ft	6,419 sq m
Ground Floor Reception	1,420 sq ft	132 sq m
1st Floor Office	10,000 sq ft	929 sq m
2nd Floor Office	7,567 sq ft	703 sq m
Mezzanine	20,979 sq ft	1,949 sq m
Plant	2,432 sq ft	226 sq m
Total GEA	111,492 sq ft	10,358 sq m

KEY FEATURES

- 15m clear height
- 4 level access
- 2 dock doors
- 6 HGV parking
- 9 car parking & charging bays*
- 60m x 32m mezzanine floor
- 2.88 acres (1.165 ha)
- 33m yard depth
- 30 cycle spaces
- Building Environmental Analytics
- For first year of occupancy
- 50 kN psm Floor loading

*including 1 accessible space



Yard highlights

Specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.

Representative images



HGV parking



Dock doors



Level access provided



33m yard depth



33m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.

FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



Warehouse highlights

A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light

LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting – and the associated running costs.

Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

Representative images



GLP washroom facilities are to a market-leading specification.



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.



OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.

Our commitment to sustainability and biodiversity

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Rating: Excellent



THE GLP ENHANCED SPECIFICATION:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



Building Environmental Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Optimising natural light

Optimising natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Reducing water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Cost-effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

GLP in Europe

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Learn more at glp.com/global

Our European operating portfolio consists of more than 9.1 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



Location & travel distances

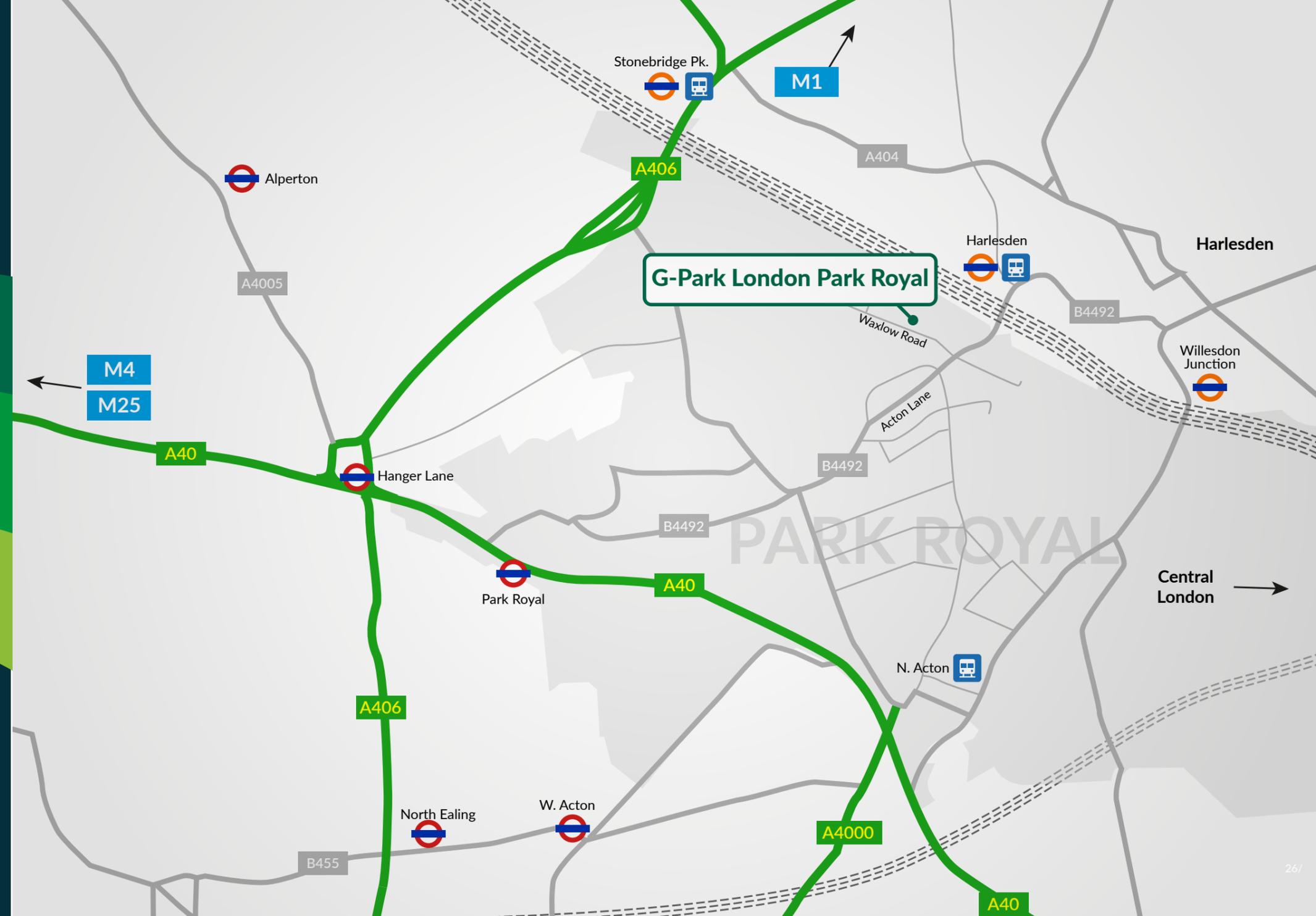
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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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For the latest news and onsite progress visit

<https://eu.glp.com/property/g-park-london-park-royal/>



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