

CONCRETE
W5



92,018 - 324,500 sq ft
Coming Soon

Leading Last Mile Logistics in London

Pulse: The Urban Logistics Revolution

Pulse London is a brand new, last mile logistics / warehouse building capable of delivering 92,018 sq ft with the potential for mezzanine floors offering an additional 77,500 - 232,500 sq ft.

Strategically located on the border of Park Royal, within 1 minute of the A40 Western Avenue and the A406 North Circular Road. Pulse London is set to become a landmark in urban logistics.



Where Urban Logistics Beats With Precision & Speed

HANGER LN
The station is just a 3 minute walk away from Pulse London providing Central and Elizabeth line connections

LONDON
Access Central London within 30 minutes

PULSE LONDON

A40
Providing direct access to the M25 and M40

A406
The North Circular road is 2 minutes away, providing direct links to all city routes

Flexible Logistics Solutions...

Pulse London is capable of delivering a high quality and highly sustainable last mile logistics warehouse building offering up to 92,018 sq ft designed to offer flexibility to suit your business needs.

Boost Your Pulse to New Levels

Pulse London has the unique ability to add from 1 – 3 additional mezzanine floors offering a further 77,500 - 230,500 sq ft of space.



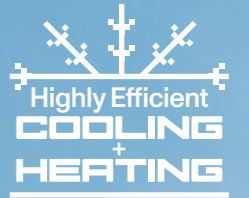
Indicative computer generated image of internal space

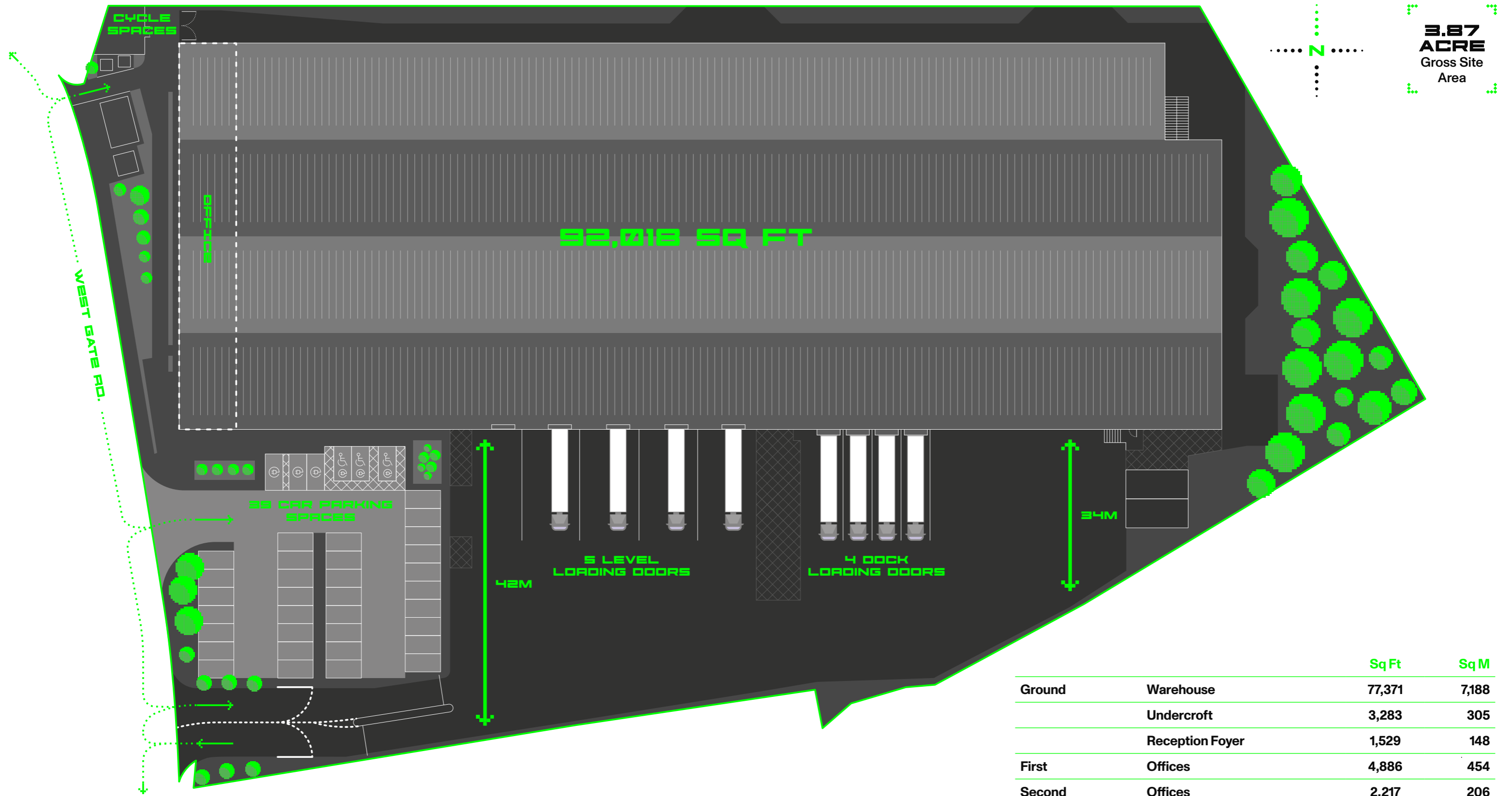


Indicative computer generated image of two mezzanine floors; showing approximately 245,956 sq ft (22,850 sq m) GEA

Sustainability

in Every Beat





		Sq Ft	Sq M
Ground	Warehouse	77,371	7,188
	Undercroft	3,283	305
	Reception Foyer	1,529	148
First	Offices	4,886	454
	Offices	2,217	206
Total GEA		89,349	8,301
Plant Deck		2,669	248
Overall Total GEA		92,018	8,549

Pulse-Powered Logistics Supremacy

2.3 MVA Available

1 - 3 Potential Mezzanine FLOORS

18M Internal Min Eaves Height

8 EV Charging Points

Park Royal, Home to High Profile Brands

Pulse London is situated on the border of Park Royal, a strategic business location with over 1,700 businesses and 43,100 employees.



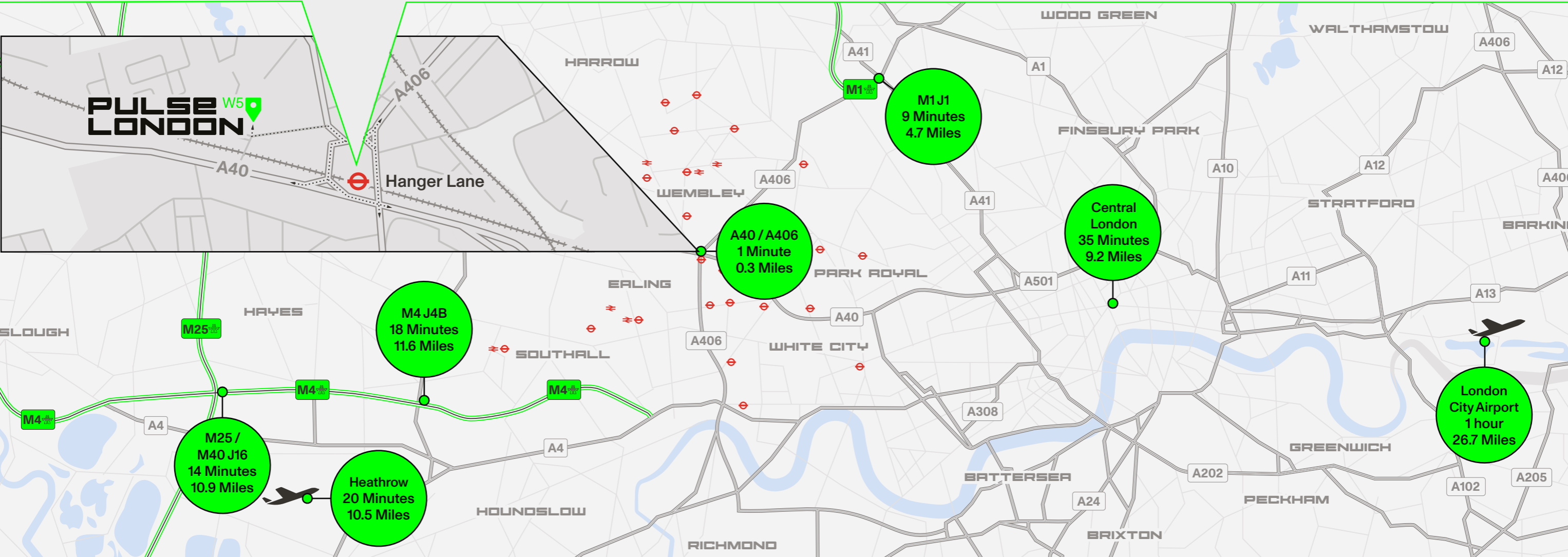
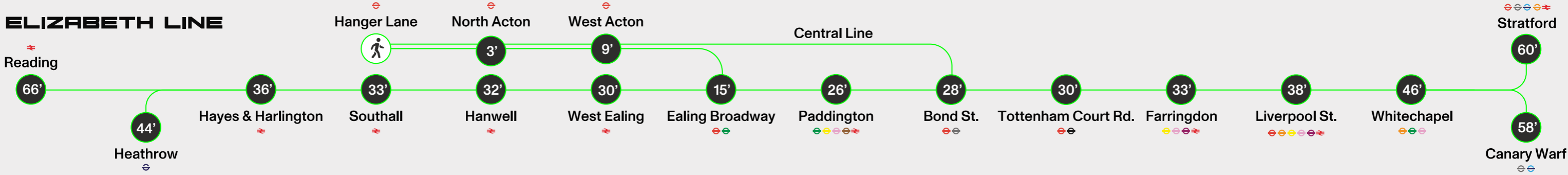
Indicative computer generated image.

Seamless Access & Strategic Positioning

Pulse London offers unrivalled access to inner London within 1 hour and complete M25 coverage within 1.5 hours.

Hanger Lane station is just a 3 minute walk away, providing Central and Elizabeth line connections into and out of London.

Additionally, several bus routes serve Hanger Lane, providing convenient connectivity to different parts of the city.



6,500,000
 People can be reached within a 1 hour HGV drive time from Pulse London.

62.2%
 Of the UK population can be reached in a 4 hour drive time from Pulse London.

5
 Major airports are all within a 1 hour HGV drive time from Pulse London.

2
 London Gateway and Tilbury Port can be reached within a 1 hour HGV drive time from Pulse London.



25%

Of the local population are employed in trade occupations, 10% higher than London average.



7%

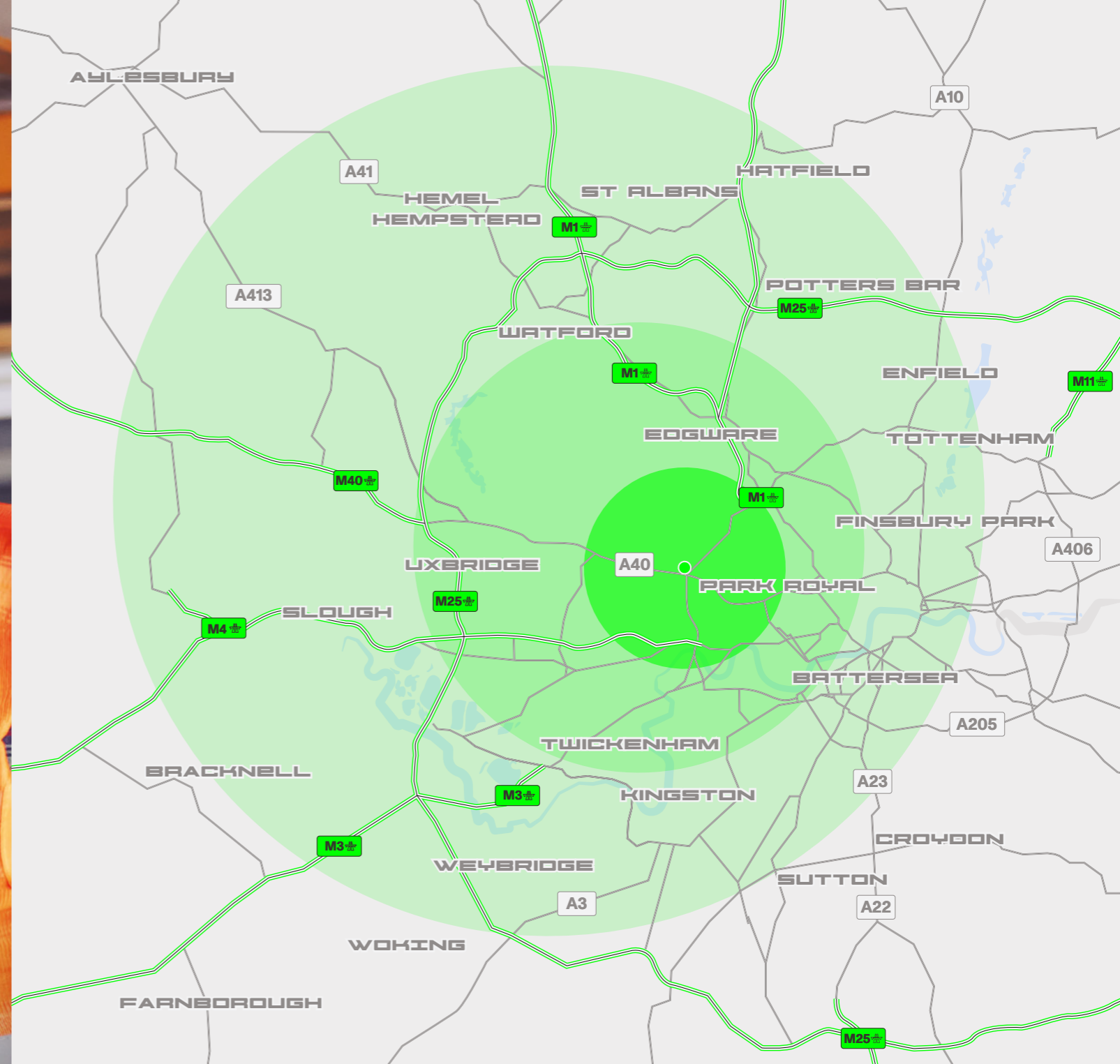
The average weekly wage in the Borough of Ealing (£711.7) is 7% lower than the rest of London (£765.4).



184,900

Economically active local people in the surrounding Borough of Ealing.

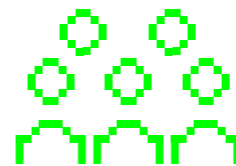
A Large & Available Labour Pool Within the Borough of Ealing



0 - 15 Minute Drive

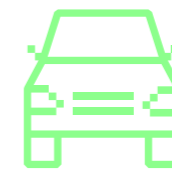
15 - 30 Minute Drive

30 - 45 Minute Drive



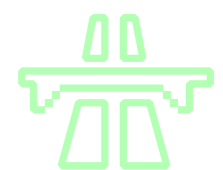
666,975
of Population

251,756
Households



3,219,310
of Population

1,300,421
Households



7,032,461
Of Population

2,836,344
Households



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CBRE

Richard Seton-Clements

+44 (0) 7710 319 574

richard.setonclements@cbre.com

Molly Powell

+44 (0) 7880 487 839

molly.powell@cbre.com

DTRE

Richard Harman

+44 (0) 7776 200 143

richard.harman@dtre.com

Robert Cohu

+44 (0) 7860 659 043

robert.cohu@dtre.com

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