

# Abbeydale

## **Fully Refurbished Industrial / Logistics Warehouse Unit**

23,550 Sq Ft (2,188 Sq M)

Available Now To Let



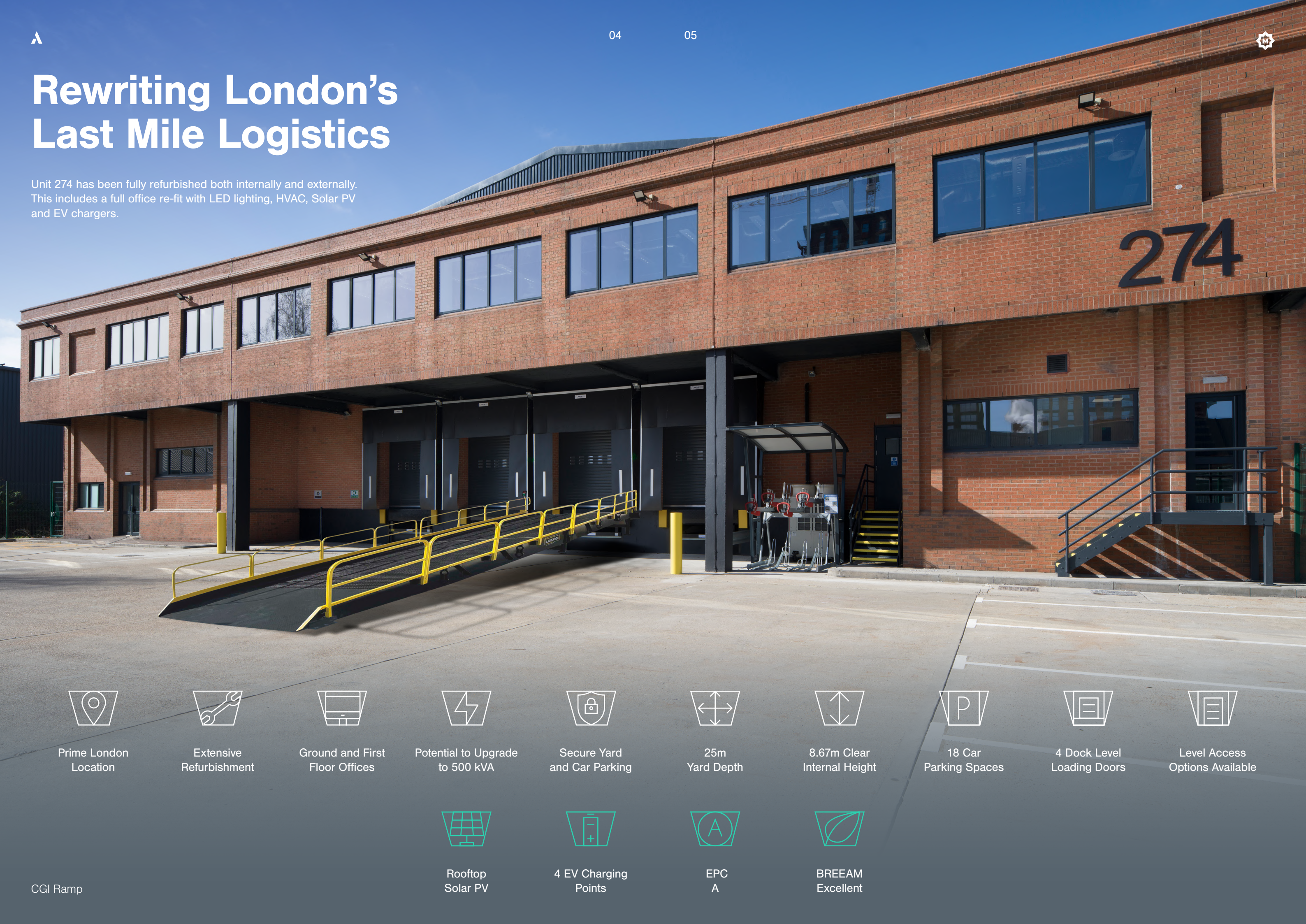
**274 Abbeydale Road**  
Park Royal, London, HA0 1TW  
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This strategic placement offers unparalleled advantages for business seeking connectivity and accessibility within the logistical landscape. Abbeydale Road provides great access via the A406 and A40 Western Avenue to Central London and the wider motorway network (M1, M4 and M40).



# Rewriting London's Last Mile Logistics

Unit 274 has been fully refurbished both internally and externally. This includes a full office re-fit with LED lighting, HVAC, Solar PV and EV chargers.



Prime London Location



Extensive Refurbishment



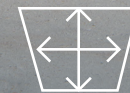
Ground and First Floor Offices



Potential to Upgrade to 500 kVA



Secure Yard and Car Parking



25m Yard Depth



8.67m Clear Internal Height



18 Car Parking Spaces



4 Dock Level Loading Doors



Level Access Options Available



Rooftop Solar PV



4 EV Charging Points



EPC A



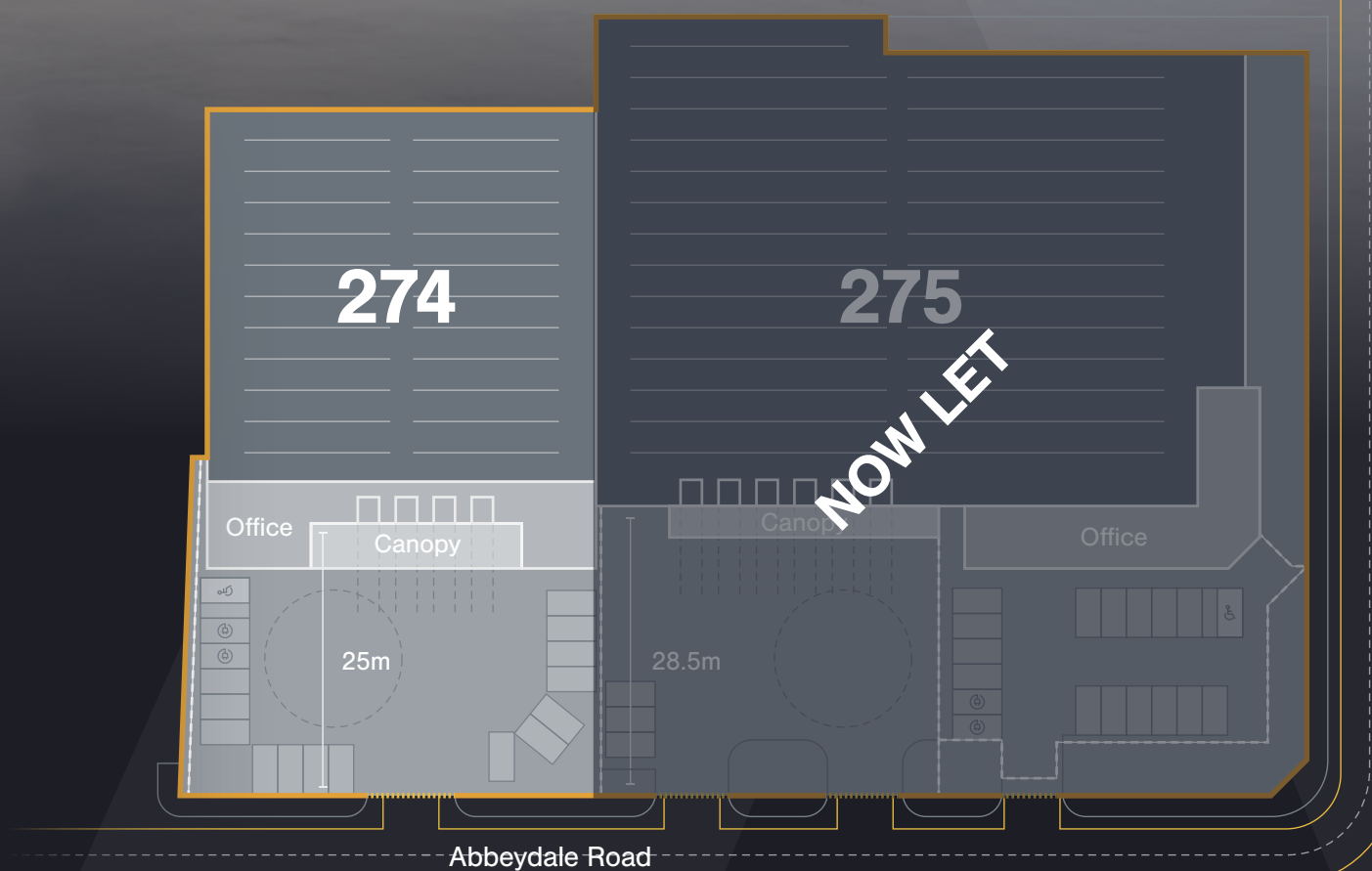
BREEAM Excellent

# Designed For Better Logistics Efficiency

| 274                 | Sq Ft         | Sq M           |
|---------------------|---------------|----------------|
| Ground Floor Office | 1,436         | 133.4          |
| First Floor Office  | 3,778         | 351            |
| Mezzanine           | 1,657         | 153.9          |
| Warehouse           | 16,679        | 1,549.5        |
| <b>Total</b>        | <b>23,550</b> | <b>2,187.8</b> |

| 275                 | Sq Ft         | Sq M           |
|---------------------|---------------|----------------|
| Ground Floor Office | 2,750         | 259.2          |
| First Floor Office  | 2,786         | 258.8          |
| Warehouse           | 32,418        | 3,011.7        |
| <b>Total</b>        | <b>37,994</b> | <b>3,529.7</b> |

Approximate Gross External Areas





# Excellent Location

Positioned along Abbeydale Road, the property enjoys access to the A406 (North Circular), serving as a direct conduit to major road thoroughfares such as the M1 and the M40 motorways. This unparalleled connectivity ensures swift and efficient routes, facilitating the seamless movement of goods and services to regional and national destinations.

## Main Road Distances

|                |            |
|----------------|------------|
| A406           | 0.2 Miles  |
| A40            | 0.9 Miles  |
| M1             | 3.8 Miles  |
| M40            | 10 Miles   |
| M25 J16        | 11.6 Miles |
| Central London | 10.2 Miles |

## Station Distances

|                  |           |
|------------------|-----------|
| Stonebridge Park | 0.8 Mile  |
| Bakerloo         | 5.3 Mile  |
| Overground       | 7.8 Miles |
| Piccadilly       | 9.0 Miles |



- Stonebridge Park 15 min walk
- Alperton 20 min walk
- Hanger Lane 23 min walk
- Paddington 16 mins
- Oxford Circus 26 mins
- Bank 28 mins
- Charing Cross 30 mins
- Liverpool Street 30 mins
- King's Cross 37 mins
- Heathrow Airport 39 mins
- Stratford 39 mins

Source: TFL



12.9m

Population of 12,886,942 within a 1 hour drivetime.

5.7%

Favourable unemployment rate of 5.7% compared to London's 5%.

8.5%

Competitive gross weekly earnings averaging 8.5% less than London's average.

14%

Locally employed in the manufacturing, transportation and storage industries.

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Source: Office for National Statistics (2023)

# update



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