

# SEGRO V-PARK GRAND UNION

INDUSTRIAL/COMMERCIAL SPACE TO LET  
RANGING FROM c.1,500 to 30,500 SQ FT

AVAILABLE Q1 2024

NW10 7UD



In partnership with



Berkeley  
Group



St George  
Designed for life

Developed by

SEGRO



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## INTRODUCTION

WHEN NOTHING BUT PRIME SPACE  
IN LONDON WILL DO, IT HAS TO BE  
SEGRO V-PARK GRAND UNION

SEGRO V-Park Grand Union is a new benchmark in modern industrial space for innovative businesses. Groundbreaking in its quality, sustainability and support for collaboration, it's a unique building split across multiple floors, with contemporary amenities, that enable businesses to be their best.



# IF IT HAS TO BE THE BEST IT CAN BE, **IT HAS TO BE...**

### FLEXIBLE



A multi-level, multi-use industrial and commercial hub, with the flexibility to upsize, downsize and tailor each space.

### COLLABORATIVE



Facilities shared by a unique blend of businesses, fostering better networking and forming new working relationships.

### ENERGY EFFICIENT



Designed to help reduce carbon footprints and energy costs through cutting-edge sustainability features.

### ACCESSIBLE



In the heart of Park Royal, with easy access to more customers, more opportunities and more of the talent businesses need.

### INTEGRATED



With on-site services from SEGRO that include security, management, amenities and support – so you can focus on your core business.

### VIBRANT



Part of an evolving and welcoming neighbourhood with new homes, leisure facilities and convenient links to Wembley and central London.



## FLEXIBILITY

# SPACE WITH FLEXIBILITY AND **VERSATILITY** AT ITS CORE

Whether you are start-ups, SMEs or firmly established in your markets, SEGRO V-Park Grand Union gives light industrial businesses a platform to collaborate in vibrant spaces tailored to your needs.

The flexible industrial / commercial units range from approx. 1,500 sq ft units through to larger self-contained single floors of 30,500 sq ft, and are available across multiple floors with full fit-out options.

\*All lettable areas are approximate and calculated on a Gross Internal Basis.

FIFTH FLOOR:  
6-12 FLEXIBLE UNITS  
**24,827 SQ FT** (2,307 sq m)\*

FOURTH FLOOR:  
1-12 FLEXIBLE UNITS  
**30,461 SQ FT** (2,830 sq m)\*

THIRD FLOOR:  
3-6 FLEXIBLE UNITS  
**25,833 SQ FT** (2,400 sq m)\*

SECOND FLOOR:  
1-12 FLEXIBLE UNITS  
**30,461 SQ FT** (2,830 sq m)\*



## COLLABORATION

# A VIBRANT HUB FOR THE INDUSTRIOUS TO THRIVE

Although each customer will occupy a self-contained industrial workspace at SEGRO V-Park Grand Union, all benefit from outstanding communal amenities that enable a working environment that's modern, inclusive and enjoyable.

These include dedicated social and work spaces, from break-out and bookable meeting rooms through to a roof terrace where teams can connect and collaborate.

[WWW.SEGRO.COM/V-PARKGRANDUNION](http://WWW.SEGRO.COM/V-PARKGRANDUNION)





## SUSTAINABILITY

# MAKING SUSTAINABLE THE DEFAULT

SEGRO V-Park Grand Union embodies the very best in energy-saving innovations and measures across its construction process and lifecycle.

The building is designed to support your efforts in reducing your carbon footprint and achieving your sustainability goals.



BREEAM 'Excellent' (targeting)



EPC 'A' rating (targeting)



Photovoltaic panels



Living internal green wall



Air source heat pumps



LED lighting



Electric charging points (cars and vans)



Carbon Life modelling





## PUTTING COMMUNITY AND PEOPLE FIRST

More than just a space for exceptional work, SEGRO V-Park Grand Union will be a place where people feel their best, with WELL principles\* embedded into the design and operation of the building.

Dedicated spaces including the roof terrace and break-out areas offer plenty of opportunities to relax and take a break. Healthier ways of working are encouraged through the dedicated cycling facilities, internal green walls and plentiful natural light, whilst our dedicated reception service offers accessible support whenever it's needed.

\*For more information visit  
[www.wellcertified.com](http://www.wellcertified.com)



WELL  
design principles



Landscaped  
roof terrace



Break-out  
space



Dedicated  
cycling parking



Reception  
service



Plentiful  
natural light



## LOCATION

# A RARE SPACE IN A **RARE** LOCATION

With a location that makes commutes, transport and logistics easier than ever, SEGRO V-Park Grand Union is based in Park Royal – one of London's most sought-after industrial areas.

The building fronts onto the North Circular (A406), and the nearby A40 provides easy, quick access to central London. The M25 orbiting London is also easy to get to, as is the M1 running north. All of these routes mean businesses can more easily access the talent that they need to expand their reach.

Wembley Stadium and London Designer Outlet are close by, with a wealth of retail and leisure facilities to take advantage of.

[WWW.SEGRO.COM/V-PARKGRANDUNION](http://WWW.SEGRO.COM/V-PARKGRANDUNION)



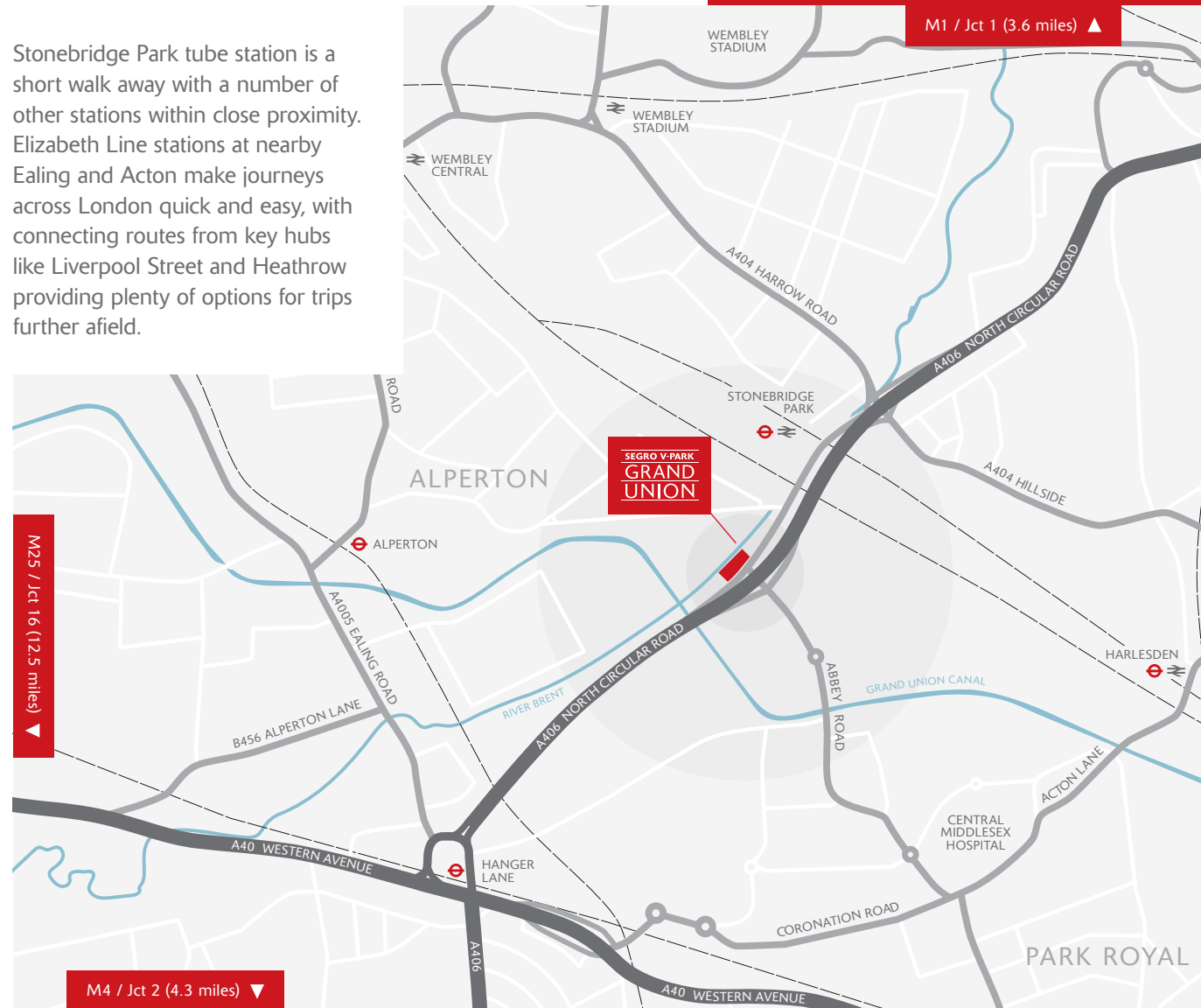
LOCATION

SEGRO V-PARK GRAND UNION



## CONNECTIONS

Stonebridge Park tube station is a short walk away with a number of other stations within close proximity. Elizabeth Line stations at nearby Ealing and Acton make journeys across London quick and easy, with connecting routes from key hubs like Liverpool Street and Heathrow providing plenty of options for trips further afield.



## DISTANCES

A406 North Circular Road	0.1 miles
A40 Western Avenue	1.0 miles
Stonebridge Park (Bakerloo and Overground lines)	0.5 miles
Hanger Lane (Central line)	1.3 miles
Park Royal (Piccadilly line)	1.8 miles
Harlesden (Piccadilly line) (Bakerloo and Overground lines)	1.8 miles
North Acton (Central line)	1.9 miles
Ealing Broadway (Elizabeth line)	1.9 miles
M1 (Junction 1)	3.6 miles
Central London	7.0 miles

Source: Google maps

## CONNECTIONS

Stonebridge Park to London Euston (Overground)	24 mins
Hanger Lane to London Victoria (Underground)	25 mins
Hanger Lane to London Waterloo (Underground)	26 mins

## BUS TRAVEL

(To Beresford Avenue Stop S)

Bus No. 112 (Route Haven Green/  
Ealing Broadway to North Finchley)

Bus No. 440 (Route Turnham Green  
Church to First Way)

Bus No. 224 (Route Mitchell Way  
to Alperton Sainsbury's)

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## SPECIFICATION



### WAREHOUSE

- 6m clear height (floors 2 & 3)
- 4m clear height (floors 4 & 5)
- 15 kN/m<sup>2</sup> floor loading (floors 2 & 3)
- 10 kN/m<sup>2</sup> floor loading (floors 4 & 5)



### EXTERNAL

- 90 allocated car parking spaces
- 8 van spaces
- 6 goods vehicle spaces
- Motorcycle spaces
- Yards suitable for HGVs, with dock levellers and scissor lifts creating loading options for all vehicle sizes



### SUSTAINABILITY

- BREEAM 'Excellent' (targeting)
- EPC 'A' rating (targeting)
- Photovoltaic panels
- 12 electric charging points (cars and vans)
- Air source heat pumps
- Living internal green wall
- Carbon Life modelling



### WELLBEING

- Landscaped roof terrace with seating
- Dedicated cycle parking
- Comfortable break-out spaces
- Plentiful natural light



### ENHANCEMENTS

- Sprinkler system
- Minimum of 100 Amp Three Phase power per unit, dependent on size
- 5 service lifts: 2 x 6,500kg; 3 x 2,500kg
- LED lighting



### SECURITY AND RECEPTION

- Dedicated reception service
- 24/7 on-site security



### MEETING ROOMS

- Bookable meeting rooms, available for customers only
- Glazed screens
- Air conditioning
- Contemporary finishes



FLOOR PLANS

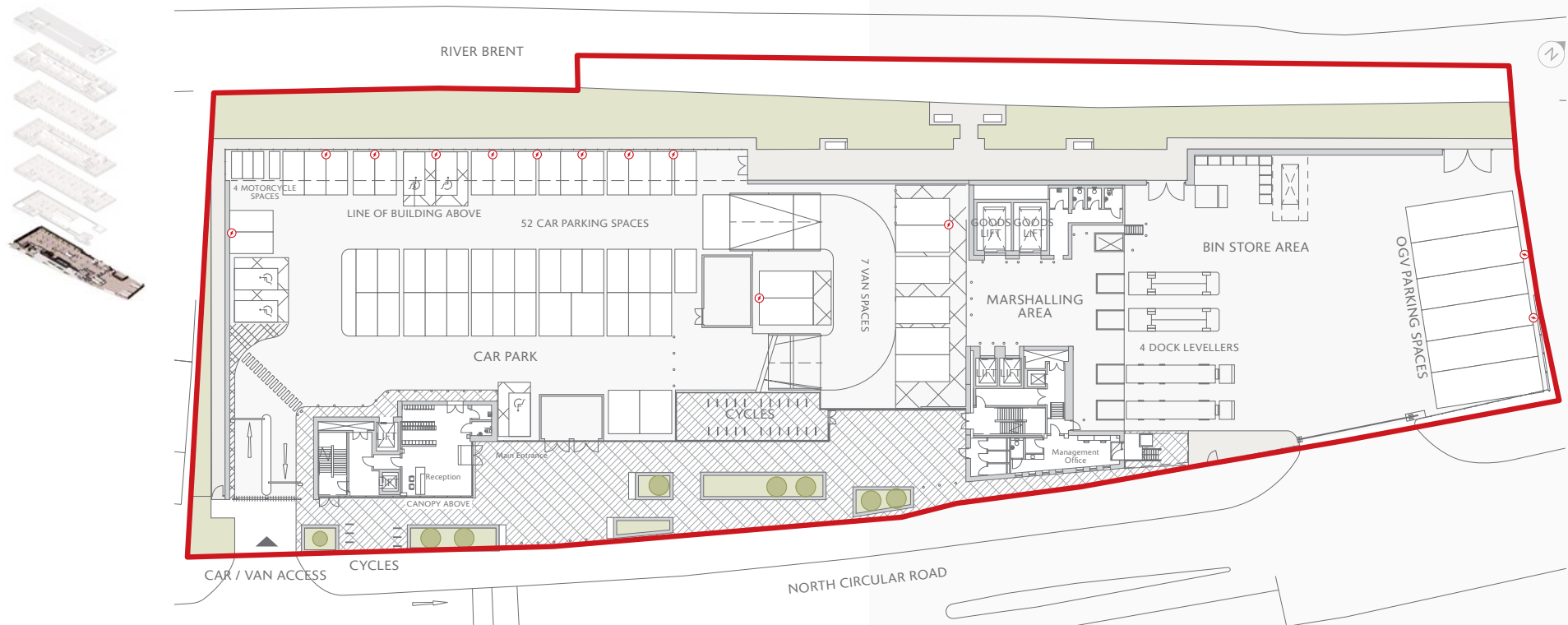


## FLOOR PLANS

### GROUND FLOOR

The ground floor consists of the reception area, management office, communal yard, lifts and parking for all floors. There is also cycle parking and showers for anyone cycling to work.

- 4 dock levellers
- 1 access door
- 3.2m clear height
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift
- 52 car parking spaces
- 7 van parking spaces
- 6 OGV parking spaces
- 4 motorcycle spaces
- 46 cycle parking spaces



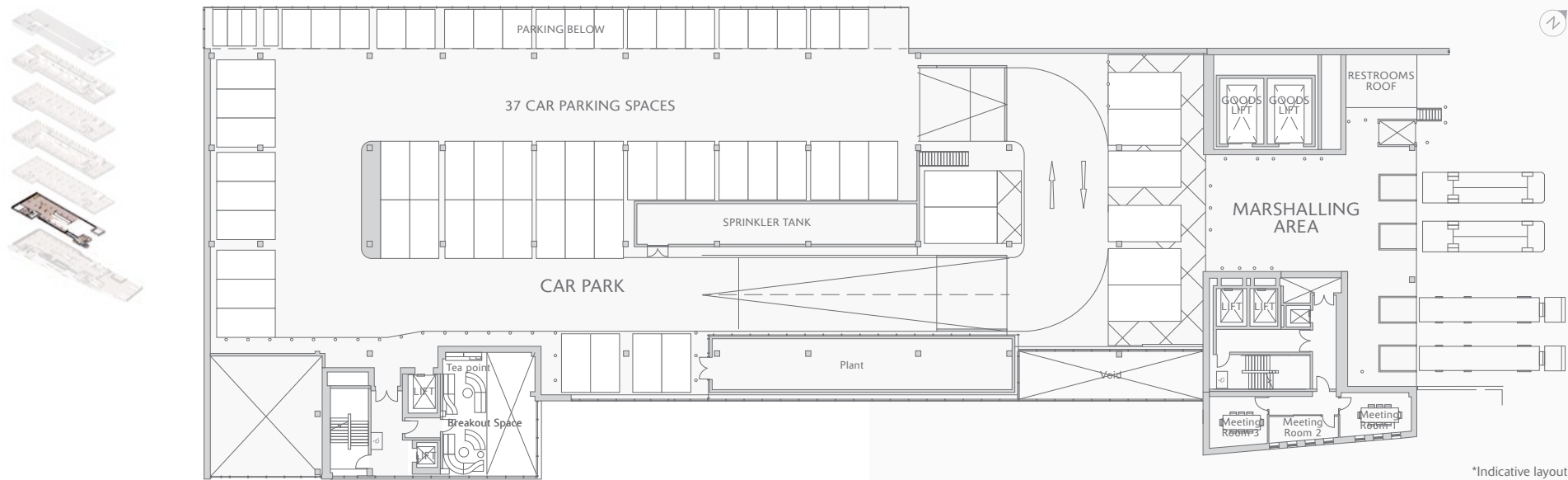
\*Indicative layout

FLOOR PLANS

FIRST FLOOR

On the first floor, customers will have access to additional parking, meeting rooms and a break-out space.

- 2.7m clear height
- Break-out space
- 3 x meeting rooms
- 37 car parking spaces
- Charging points for cars and OGVs
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



	Number of people
Meeting room 1	1-8 people
Meeting room 2	2-4 people
Meeting room 3	3-8 people

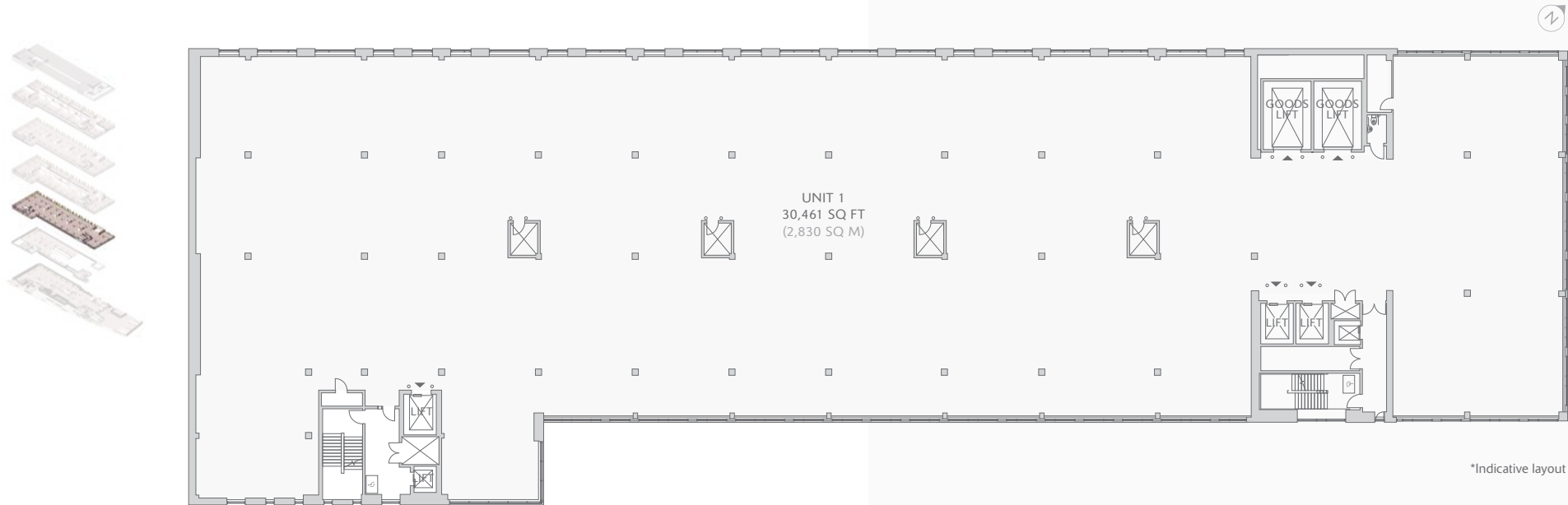


FLOOR PLANS

SECOND FLOOR: 30,461 sq ft (2,830 sq m)

A single self-contained unit with lift provisions and separate pedestrian access.

- 6m clear height
- 15kN/m² floor loading
- Circulation corridor walls
- 1 x WC
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



\*Indicative layout

	sq m	sq ft
Unit 1	2,830	30,461

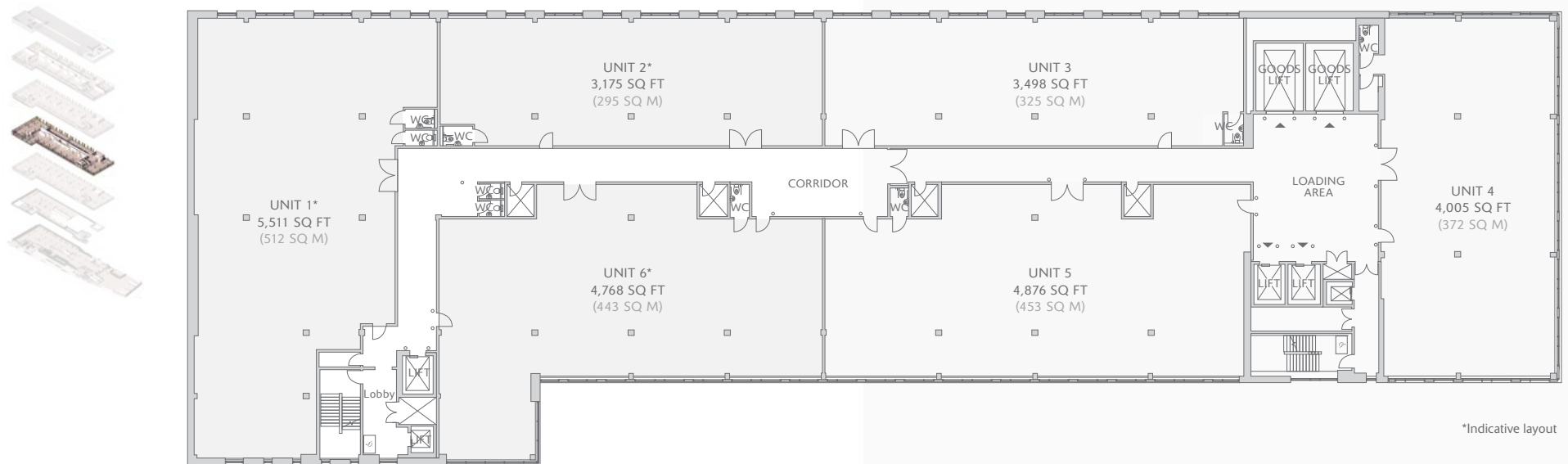
All lettable areas are approximate and calculated on a Gross Internal Basis.

## FLOOR PLANS

### THIRD FLOOR: 25,833 sq ft (2,400 sq m)

3-6 self-contained units with shared facilities and lift provisions.

- 6m clear height
- 15kN/m<sup>2</sup> floor loading
- Circulation corridor walls
- Full fit-out on selected units\*
- 2 x communal WCs
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



	sq m	sq ft
Unit 1	512	5,511
Unit 2	295	3,175
Unit 3	325	3,498

	sq m	sq ft
Unit 4	372	4,005
Unit 5	453	4,876
Unit 6	443	4,768

\*Units 1, 2 & 6 will be fully fitted out ready for occupation with partitions, doors, LED lights, and comfort cooling / heating.

All lettable areas are approximate and calculated on a Gross Internal Basis.

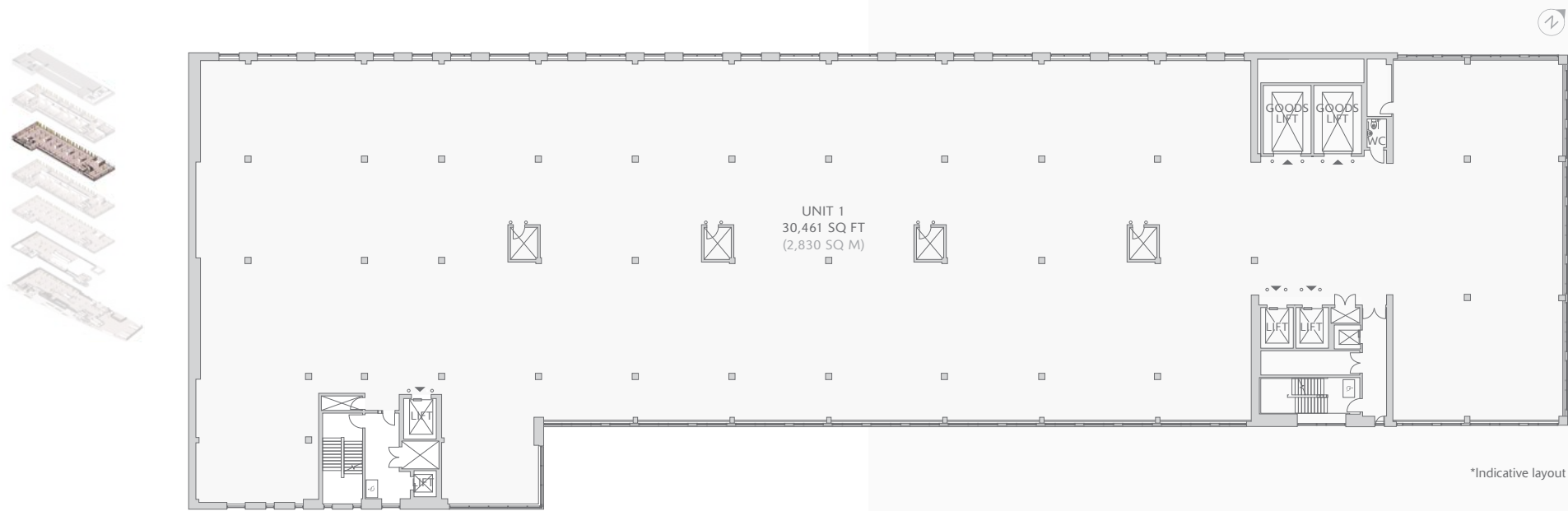


FLOOR PLANS

FOURTH FLOOR: 30,461 sq ft (2,830 sq m)

A single self-contained unit with lift provisions.

- 4m clear height
  - 10kN/m² floor loading
  - Circulation corridor walls
  - 1 x WC
- 2 x large goods lifts
  - 3 x medium goods lifts
  - 1 x 10-person lift
  - 1 x 8-person lift



\*Indicative layout

	sq m	sq ft
Unit 1	2,830	30,461

All lettable areas are approximate and calculated on a Gross Internal Basis.



**FIFTH FLOOR:** 24,827 sq ft (2,307 sq m)

- 4m clear height
- 10kN/m<sup>2</sup> floor loading
- Circulation corridor walls
- Full fit-out on selected units\*
- 8 x WCs
- 2 x large goods lifts
- 3 x medium goods lifts
- 1 x 10-person lift
- 1 x 8-person lift



\*Units 1, 2, 3, 10, 11 & 12 will be fully fitted out ready for occupation with partitions, doors, LED lights, and comfort cooling / heating.

WWW.SEGRO.COM/V-PARKGRANDUNION

# SPACE THAT **ENABLES** EXTRAORDINARY THINGS TO HAPPEN

Our Responsible SEGRO framework introduces three long-term priorities to which we can make the greatest business, environmental and social contribution.

We believe that working towards and achieving the goals within the Responsible SEGRO framework will ensure we remain a business fit for the future: one that helps our customers grow, our communities flourish and our people thrive.

In short, we will continue to create the space which enables extraordinary things to happen for many years to come.



See [SEGRO.com/responsiblesegro](https://www.segro.com/responsiblesegro) for more information.



## CHAMPIONING LOW-CARBON GROWTH

We will be net-zero carbon by 2030.



## INVESTING IN OUR LOCAL COMMUNITIES AND ENVIRONMENTS

We will create and implement Community Investment Plans for every key market in our portfolio by 2025.



## NURTURING TALENT

We will increase the overall diversity of our own workforce throughout the organisation.



## COMMUNITY

# A POSITIVE **IMPACT** ON COMMUNITY AND BUSINESSES

As part of our Responsible SEGRO framework, we invest in everyone's future prosperity – from creating training and employment opportunities to providing ongoing support and improving open spaces around our sites.

### Employment & Training

We will work with you to understand your recruitment needs and, through a network of partners, help you access a local talented workforce and training providers.

### Business Support

We work closely with the local authority and are well placed to support you by providing immediate access to a number of business-, economy- and training-related programmes.

### Education

All customers can easily take part in our schools' programme which supports local students from disadvantaged backgrounds.

[WWW.SEGRO.COM/V-PARKGRANDUNION](http://WWW.SEGRO.COM/V-PARKGRANDUNION)



## CONTACT

### ABOUT SEGRO



SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

### CONTACT

For more information

Call: 020 3151 8621

Website: [SEGRO.com/v-parkgrandunion](http://SEGRO.com/v-parkgrandunion)



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### TERMS

Each unit is available on a new lease.  
Terms and rent upon application.

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