

100

TWYFORD
ABBAY ROAD

PR3

**97,245
SQ FT**

**AVAILABLE
2025**



GLi PARK ROYAL

PR3 is a future-proofed warehouse built to save energy costs, designed to optimise your supply chain.





IN NUMBERS

More volume

50%

50% more warehouse space allows for more inventory. It also improves efficiency and readiness for peak seasons.

Cost savings

£80k

Photovoltaic cells on the roof saves, on average £80,000 per annum, as well as being sustainable.

Yard depth

44m

A large yard provides ample space for easy loading, unloading, and maneuvering of large vehicles.

EV charging

100%

100% Electric van and car charging reduces fuel costs, and supports sustainability.

Power

628KVA

Supply for heavy machinery, advanced equipment, and future expansion, supporting high-performance operations.

Mezzanine

18,580 sq ft

PARK ROYAL

The most strategic industrial location servicing Central London
HS2 and the Elizabeth Line will make this one of the best connected sites in the London area.

5

A40 & NORTH
CIRCULAR RD

min drive

15

FOUR ZONE 3
TUBE STATIONS

min drive

20

DELIVERY
TO CENTRAL
LONDON

min drive

30

TWO MILLION
PEOPLE

min drive



CGI for illustrative purposes

Ground floor
63,230
SQ FT

Offices
12,420
SQ FT

Mezzanine
18,580
SQ FT

Clear height
15
METRES

TOTAL SQ FT
97,245
SQ FT

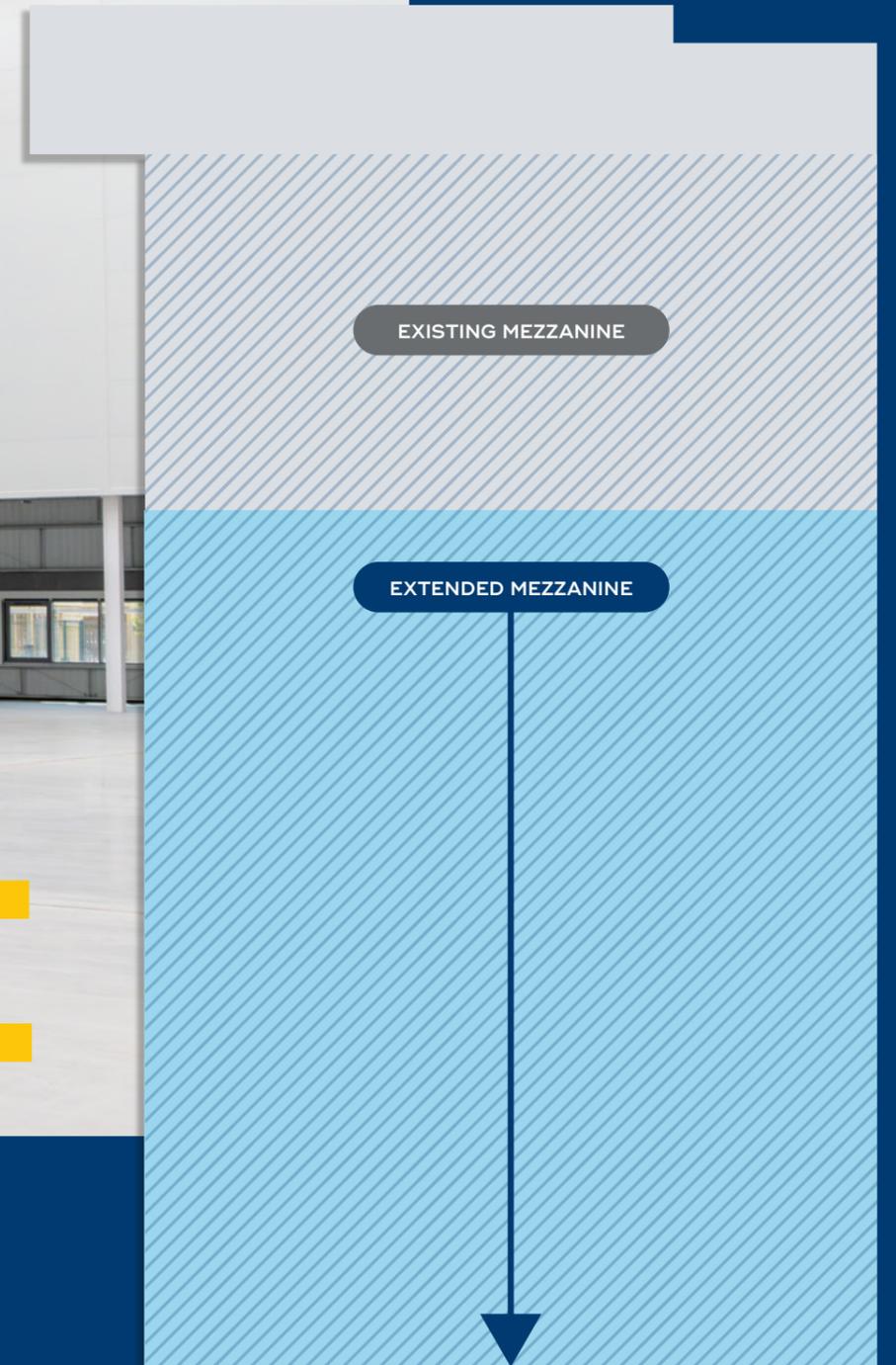
10m
CLEAR HEIGHT

15m
CLEAR HEIGHT

BIG ON SPACE

BENEFITS OF 15M HEIGHT

- + Option to add an additional mezzanine that means up to 50% more operating space and even greater business flexibility
- + Cost effective to install automated systems
- + Ideal for food operators
- + Ideal for self-storage operators
- + Ideal for film studio operations



HIGHER

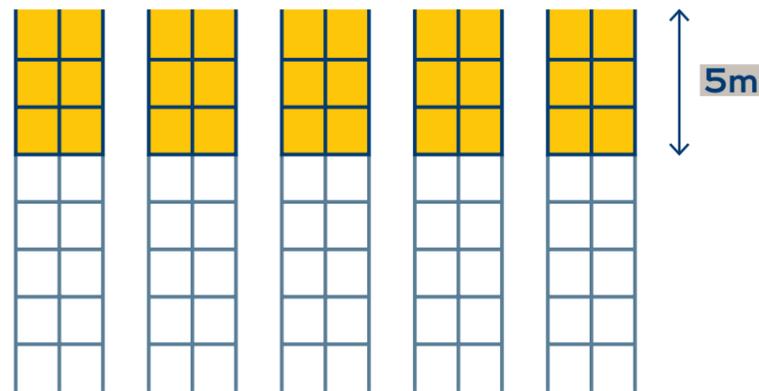
than a typical Park Royal warehouse

35%

more pallets than a 12m warehouse height

60%

more pallets than a 10m warehouse height



15m clear height offers 50% more volume than 10m warehouses. That means three additional tiers of pallets.



EFFICIENT WORKING

EPC A+ and BREEAM Outstanding targets prepare the property for the regulatory impacts of London Zero 30.

- + Supporting Corporate Sustainability Goals
- + Exceeding London Zero 30 Regulatory Requirements
- + Saving Operational Costs with Efficient 100% EV Van Fleet Charging

BREEAM
OUTSTANDING



Carbon neutral
build



Target
EPC A+



Well-enabled
design

Targeted

BRIGHT

Indicative image / PR2



& AIRY

Bold, bright
modern spaces
for businesses
that need to grow.

SUSTAINED SUSTAINABILITY



**Maximum capacity
solar PV**



**12 Bicycles storage
(+ Bike charging)**



**Rainwater
harvesting**



**LED lighting
75% Less energy
25% More durability**



**Sub-metering of
energy consumption**



**100%
EV charging**



**Water leak
detection**



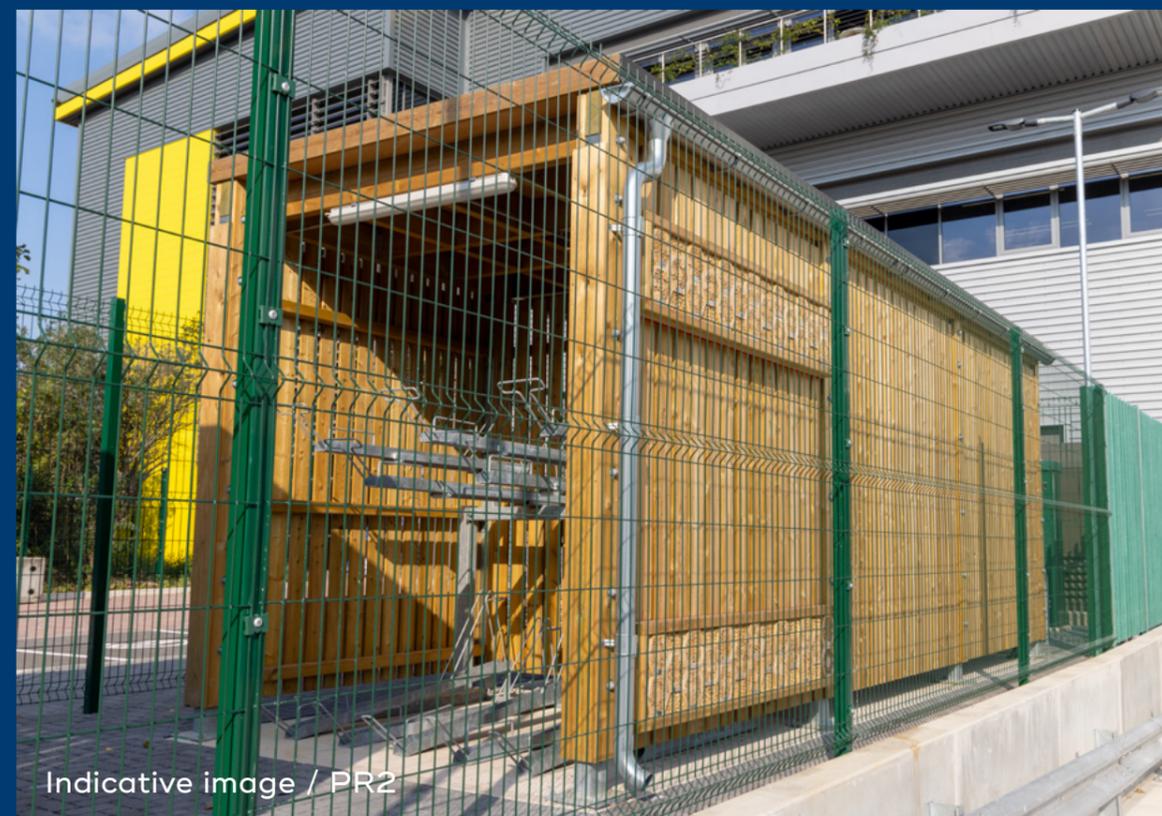
**Green
leases**



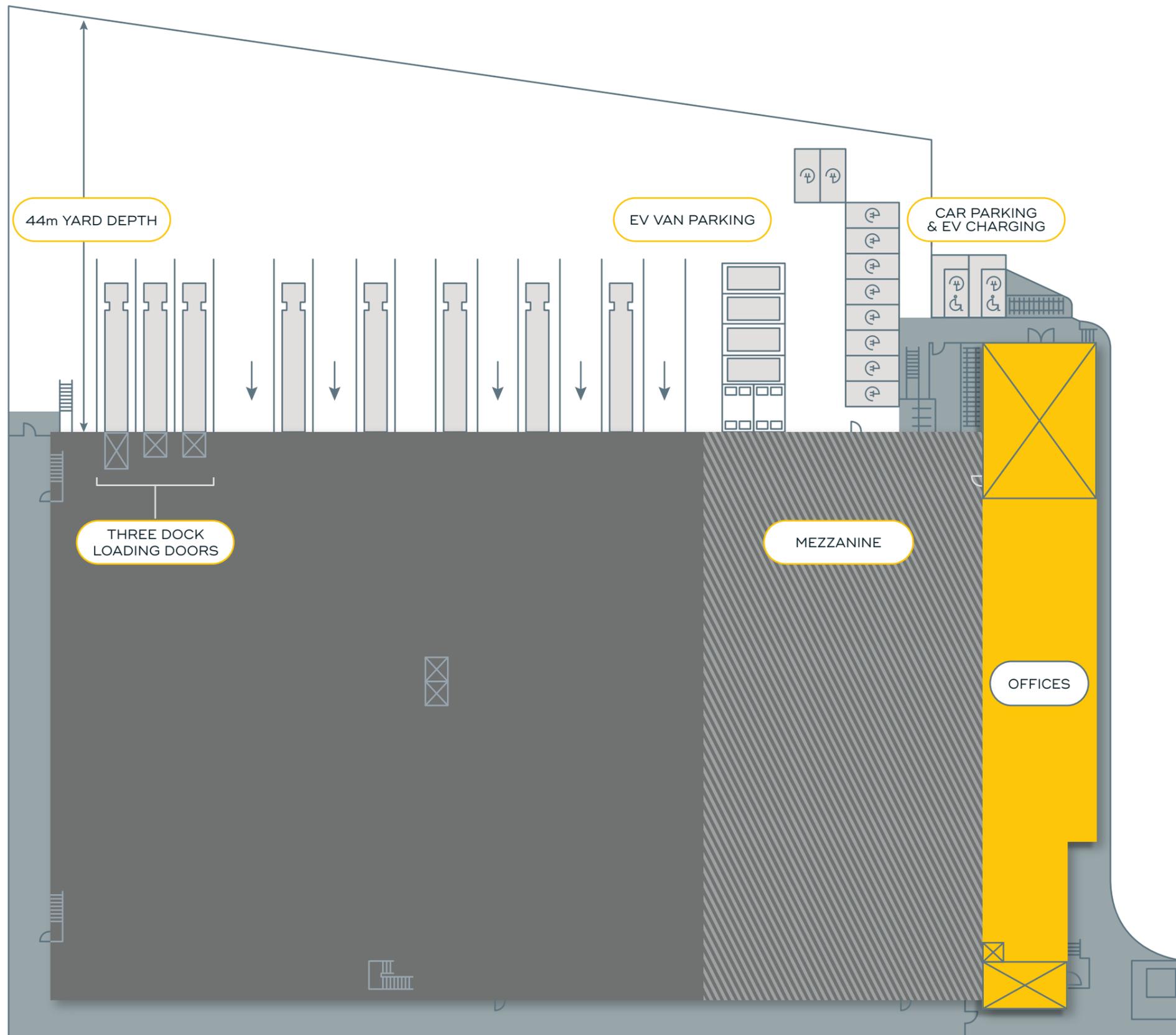
**Carbon
neutral build**



Indicative image / PR2



Indicative image / PR2




12 CAR & 4 VAN
PARKING (100% EV)


50KN/M²
FLOOR LOADING


628KVA
TOTAL POWER


12
CYCLE STORAGE


3 DOCK
LOADING DOORS


44M
YARD DEPTH

Warehouse
63,230 sq ft
5,874 sq m

Offices G, 1st, 2nd
12,420 sq ft
1,154 sq m

Core
3,015 sq ft
280 sq m

Mezzanine
18,580 sq ft
1,726 sq m

TOTAL
97,254 sq ft
9,034 sq m

+ capacity for even more

NATIONAL INTERNATIONAL



DRIVE TIMES (in minutes)

3

North Circular

10

Westway A40

20

Central London

20

Heathrow Airport

60

Gatwick Airport

[///LOFT.HEDGE.RACES](http://LOFT.HEDGE.RACES)

[GOOGLE MAPS](#)

WELL LOCATED

A golden opportunity for an occupier who values a warehouse designed for the future, located at the heart of Park Royal, surrounded by an unrivalled mix of global occupiers (FedEx, DHL, DPD).



£9.5bn

Average discretionary income within 30 mins

£2m

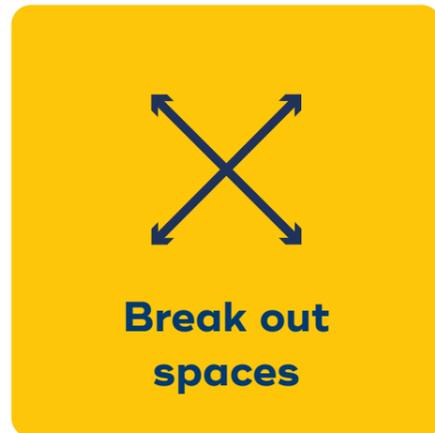
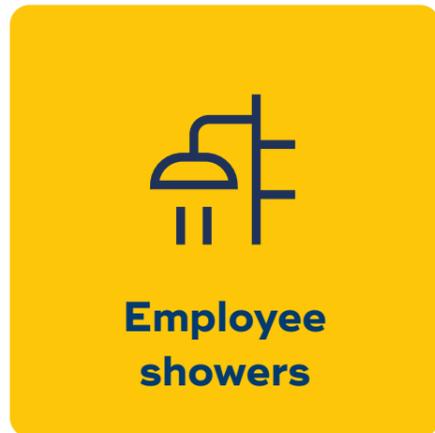
People accessible within 30 mins peak hours

44mins

average journey to all London postcodes



ATTRACTING AND RETAINING THE BEST



THE LAST WORD IN LAST MILE

PR3

PR3 is part of the extensive and award-winning GLi London platform, a portfolio of next generation warehouses with multiple sites across London within the M25.

Visit: [GLI.LONDON/PROPERTY/PR3](https://www.gli.london/property/pr3)

DTRE

RICHARD HARMAN
07776 200 143
richard.harman@dtre.com

CHARLIE WING
07483 068 030
charlie.wing@dtre.com

logix PROPERTY

ALEX KINGTON
07717 704 538
alex.kington@logixproperty.com

CALLUM MOLONEY
07815 692 996
callum.moloney@logixproperty.com



savills

DOMINIC WHITFIELD
07870 555 936
dwhitfield@savills.com

NICK STEENS
07816 184 193
nick.steens@savills.com

KSP

PATRIZIA

WILL IKIN
07775 728 772
will@ksp.london

GLi PARK ROYAL

Misrepresentation Act 1967: Greater London Industrial Limited ("GLi") for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on these as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. No person in the employment of Greater London Industrial Limited ("GLi") has any authority to make or give representation or warranty whatsoever in relation to these properties. 1014197. November 2024.