



# To Let

## High-Quality Urban Logistics/Warehouse Situated in London's Premier Industrial Location

- To be refurbished
- 40m self-contained yard
- 12m clear height
- 50kN/m<sup>2</sup> floor loading
- 4 level access doors
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

### Unit 2, Origin

Coronation Road, London, NW10 7EW

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**36,015 sq ft**

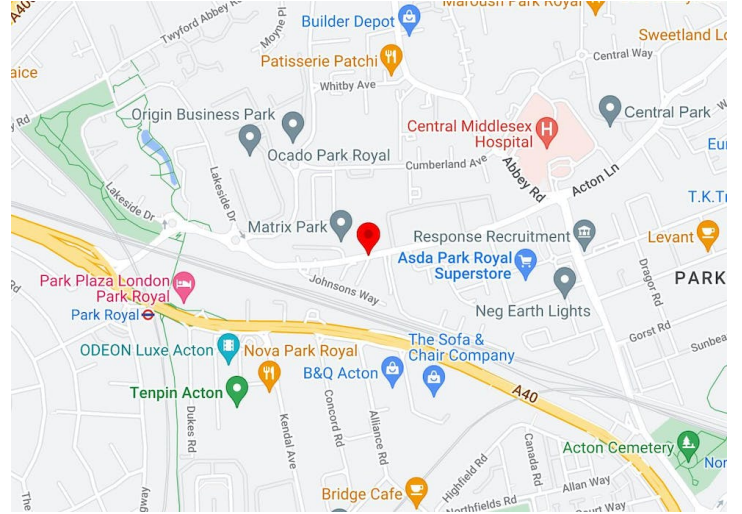
3,345.90 sq m

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Reference: #139969

# Unit 2, Origin

Coronation Road, London, NW10 7EW



## Summary

Available Size	36,015 sq ft / 3,345.90 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Unit 2 Origin gives a rare opportunity to occupy space within SEGRO's flagship urban logistics / warehousing development situated in London's premier industrial location. The unit was built to the highest standards and specification to meet the requirements of a huge array of businesses and industries. Unit 2 benefits from a fully fitted office and superbly planned estate infrastructure, as well as access to a large labour pool.

## Accommodation

The accommodation comprises the following areas: (GEA)

Description	sq ft	sq m
GF warehouse & ancillary	32,657	3,033.93
First floor office	3,358	311.97
<b>Total</b>	<b>36,015</b>	<b>3,345.90</b>

## Specification

### WAREHOUSE

- 40m self-contained yard
- 12m clear height
- 50kN/m2 floor loading
- 4 level access doors
- 6m cantilevered canopy over loading area
- 24-hour manned gatehouse with CCTV

### OFFICES

- Fully-fitted offices with comfort cooling / heating
- One 8 person lift

### ECO FEATURES

- Sustainability credentials include photovoltaic systems and rainwater harvesting

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