



Bloom
Park Royal

From 2,198 sq ft of modern, purpose-built,
Grade A industrial space

•
Refurbishment Complete. Available for occupation.

Park Royal Industrial Estate Eldon Way, London NW10 7QQ

Bloom Developments operates a best-in-class, ultra-urban industrial estate, with units featuring operational ground floor space of 1,500 to 2,000 sq ft, as well as approximately 600 sq ft of first-floor mezzanine offices.

As the largest industrial estate in the capital, high quality space in Park Royal is always in demand, but rarely available. This development is a rare opportunity to gain a strong foothold and take advantage of fantastic connections to central London.



From 2,198 sq ft
of prime, ultra-urban
industrial stock



SatNav: NW10 7QQ |  what3words thus.senses.leaps

Site plan & floorplan

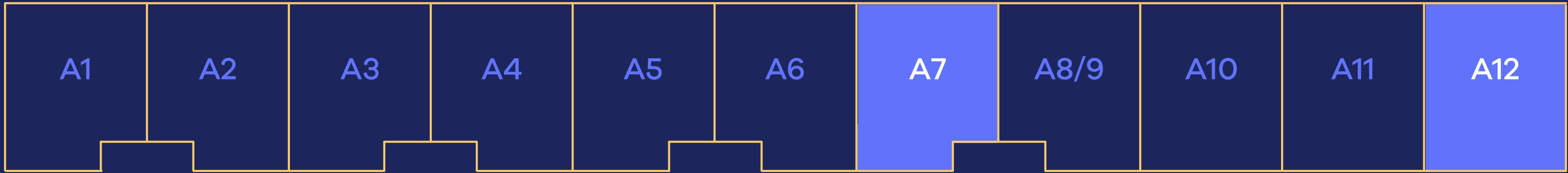
Unit A7 GEA	sq m	sq ft
Ground Floor	144.0	1,550
First Floor	60.2	648
Total	204.2	2,198

Unit A12 GEA	sq m	sq ft
Ground Floor	198.0	2,131
First Floor	77.8	837
Total	275.8	2,968

First floor



Ground floor

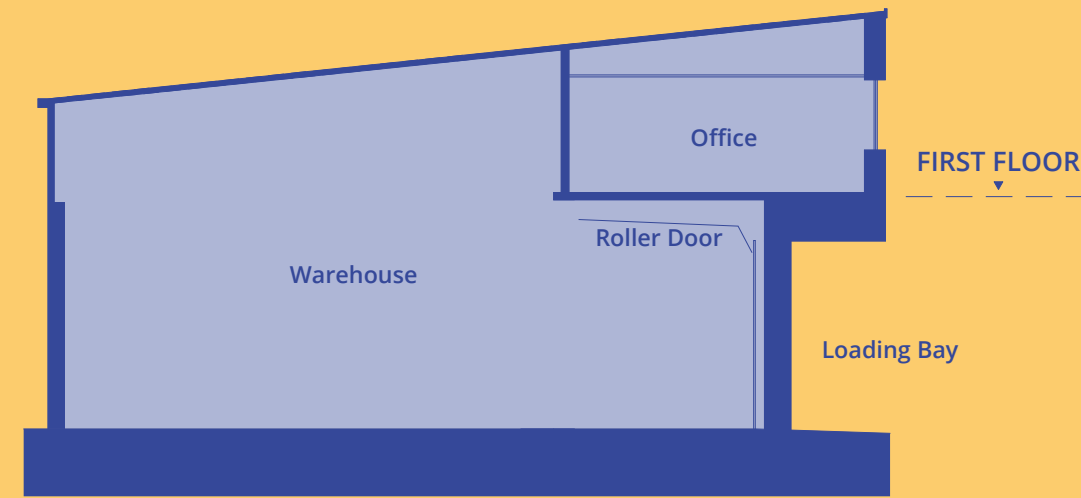


BLOOM ULTRA URBAN WAREHOUSES

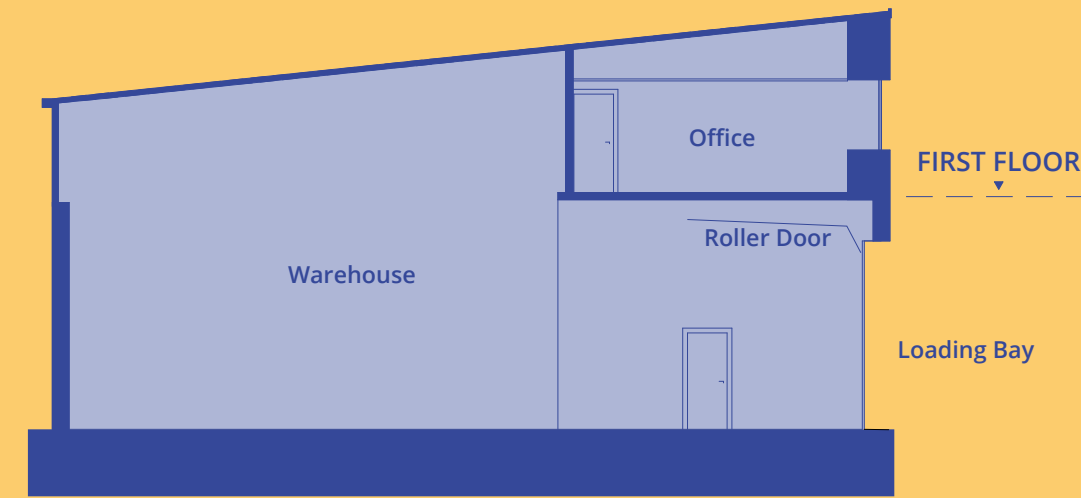
BLOOM PARK ROYAL

- Let
- Available

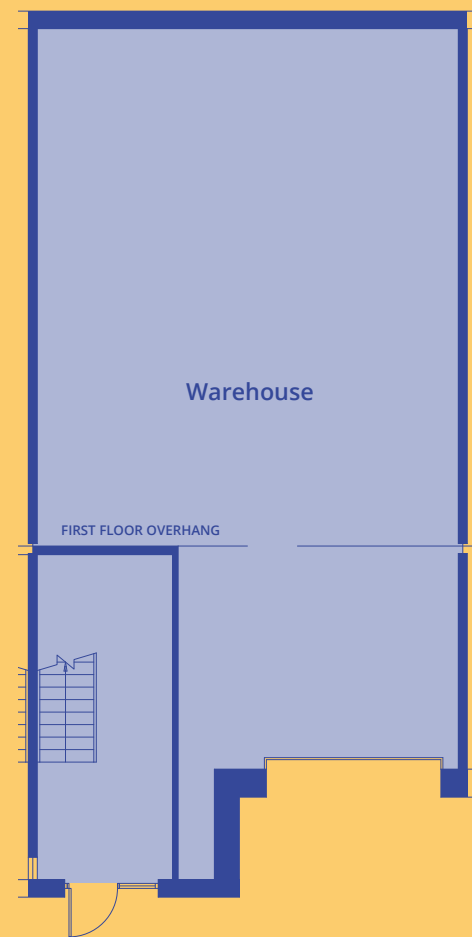
Drawings



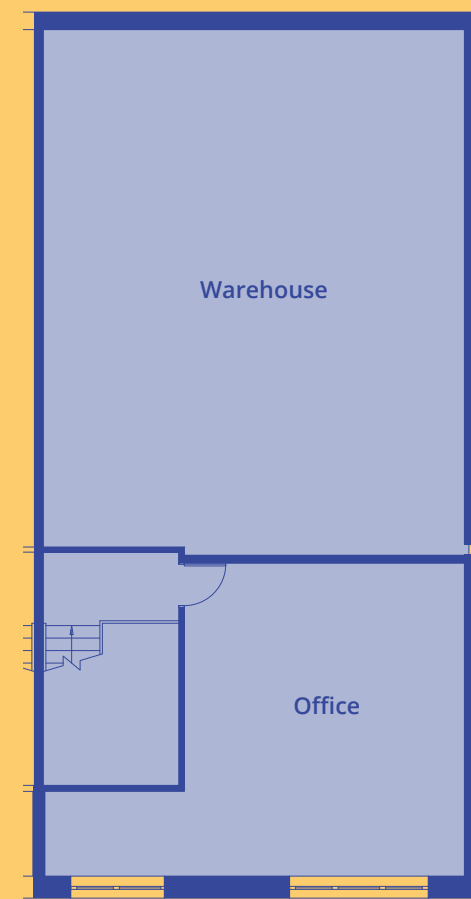
SECTION - UNIT A7



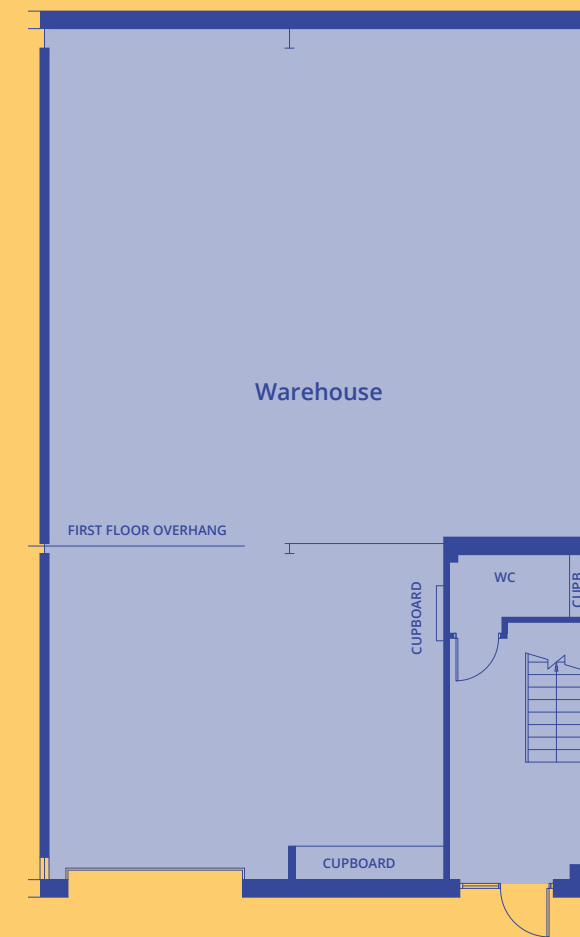
SECTION - UNIT A12



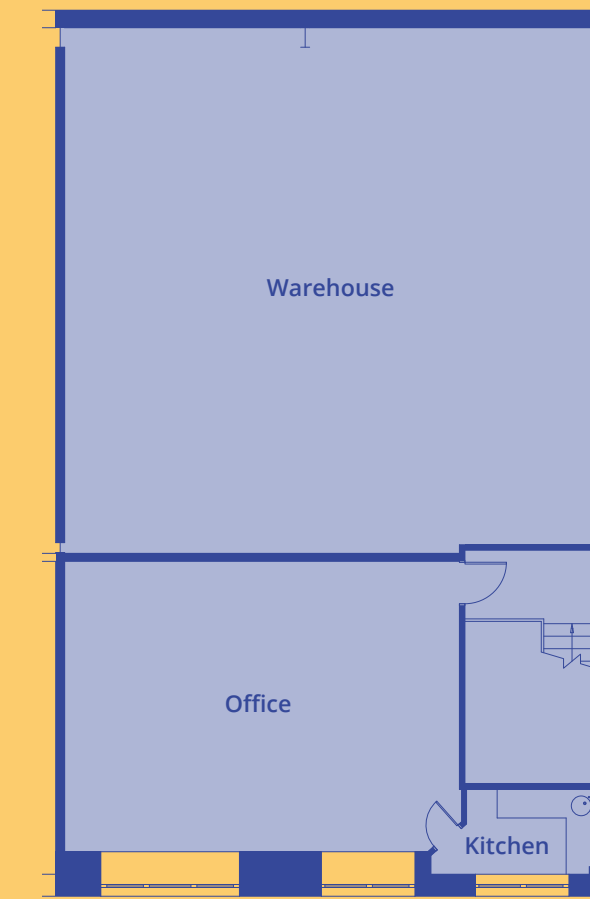
GA FLOOR PLAN -
UNIT A7 GROUND FLOOR



GA FLOOR PLAN -
UNIT A7 FIRST FLOOR



GA FLOOR PLAN -
UNIT A12 GROUND FLOOR



GA FLOOR PLAN -
UNIT A12 FIRST FLOOR



Specification.



24-hour operation



Secured gated estate



Visitor parking



Designed for delivery



Level access loading



100 amp, 3-phase power



Reinforced concrete floor



Clear Heights:
6.9m-8.0m operational
2.4m office



ESG credentials



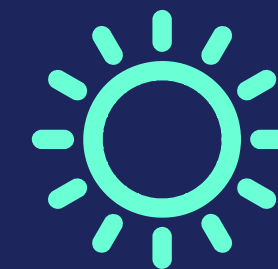
EPC: A+ achieved



Secure bike parking with CCTV coverage



Air source heat pump heating/cooling



Photovoltaic panels to support greener operations



Electric vehicle charging points

BLOOM ULTRA URBAN WAREHOUSES

BLOOM PARK ROYAL

Units A1-A12, Park Royal Industrial Estate, Eldon Way, NW10 7QQ



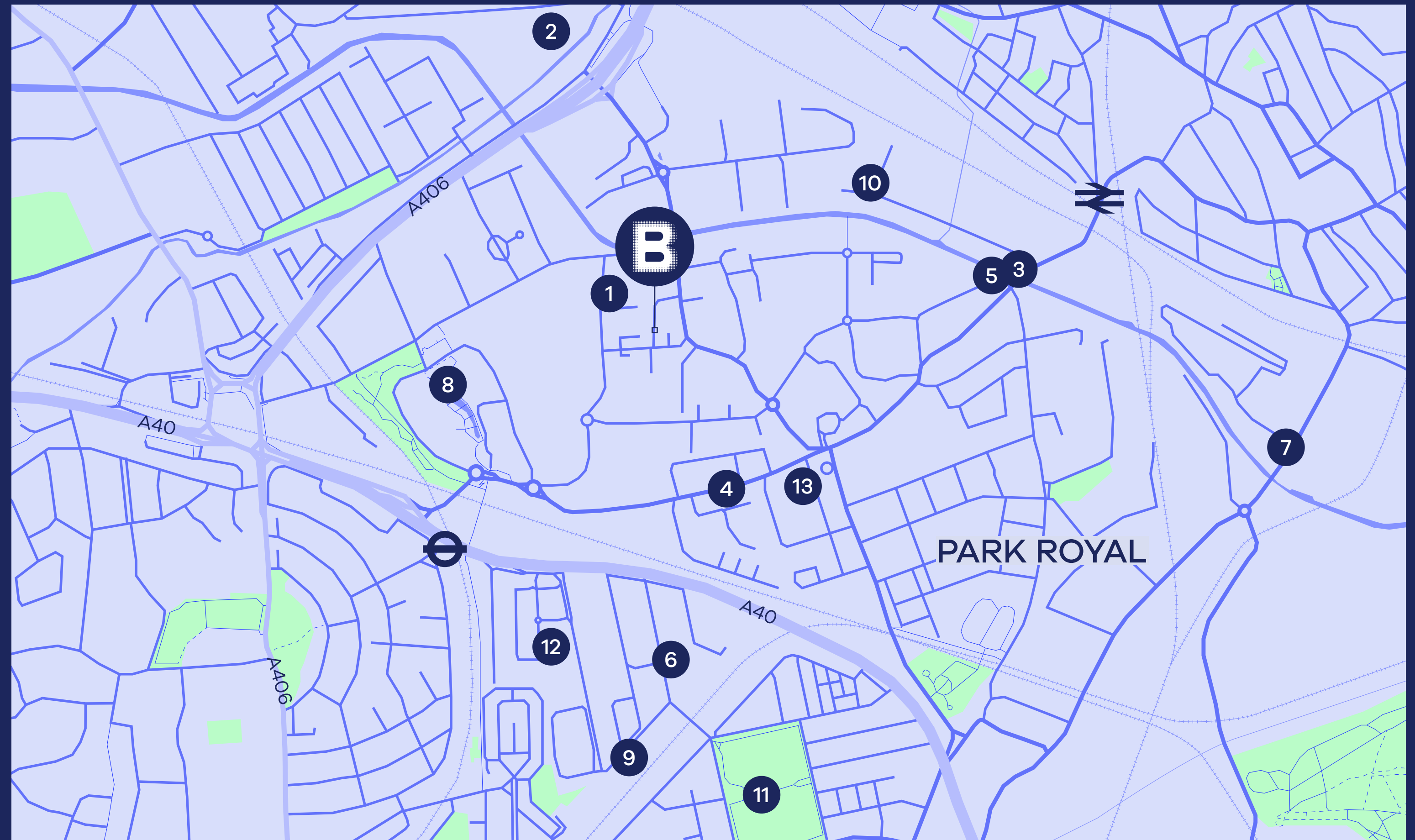
Rare space in Park Royal

Bloom Park Royal's location on Eldon Way, a private street located just off Abbey Road, offers quick and easy access to both the A406 to the north and the A40 to the south west.

Aside from its superb links across London, Park Royal's road and rail links also unlock easy access to the wider West London region, offering businesses a chance to position themselves within a hub of innovation and growth.

Nearby amenities include:

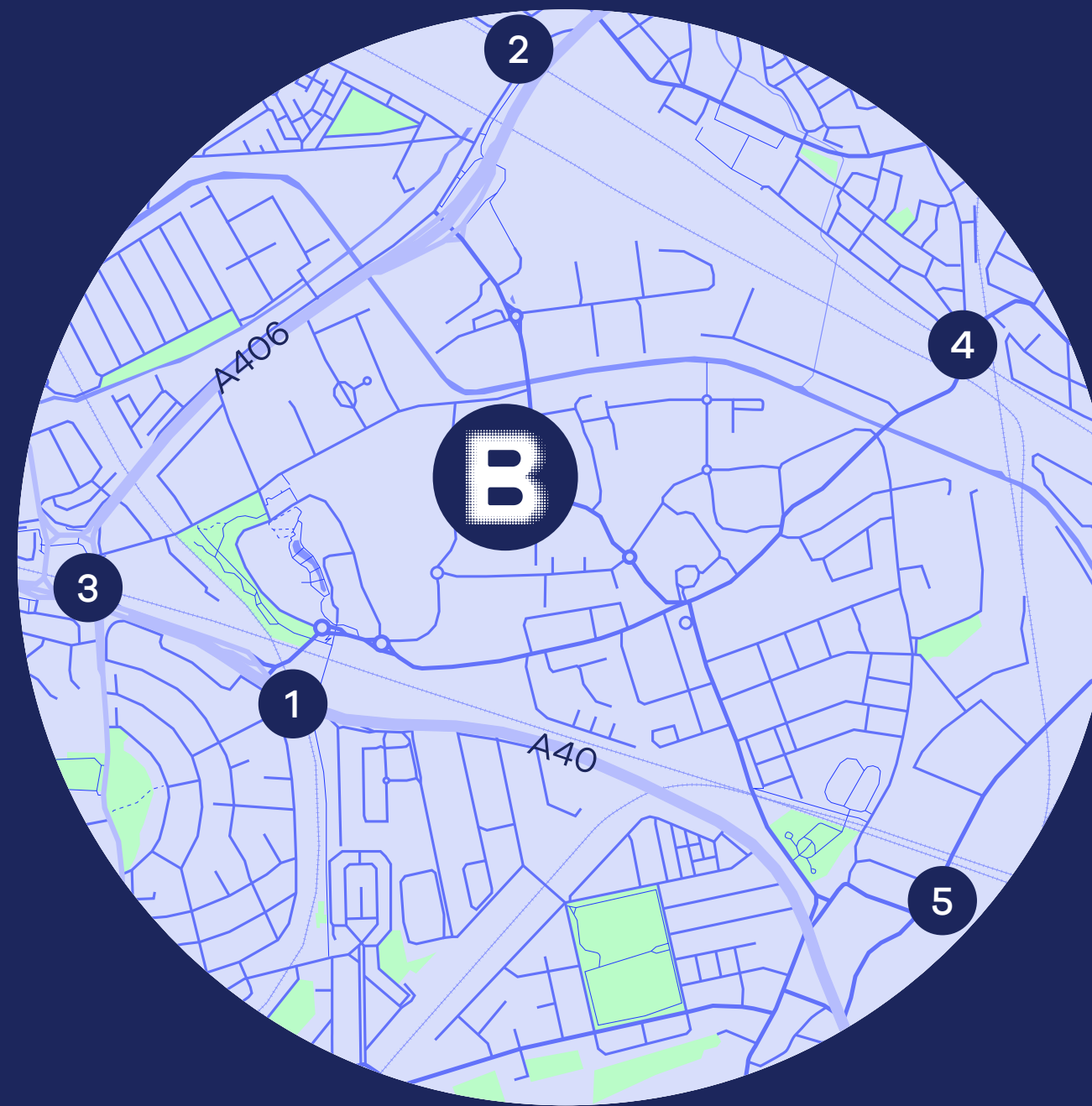
- | | |
|-------------------------------|---|
| 1 Caffè Concerto Cake Studio | 2 Ace Cafe |
| 3 The Grand Junction Arms | 4 Après Food |
| 5 Beit el Zaytoun | 6 Black Island Studios |
| 7 The Fishermans Arms | 8 Royal Waterside |
| 9 Oxygen Freejumping | 10 Garden Campus Studios |
| 11 North Acton Playing Fields | 12 Royale Leisure Park
(Puregym, Odeon,
Burger King, Tim Hortons) |
| 13 Asda Park Royal Superstore | |



Fast, local connections

Getting to and from Bloom Park Royal is simple, with five different stations within a 25-minute walk.

Alongside Park Royal's road connections, these links make it easy to get anywhere in London, at any time of day.



- 1 **Park Royal**
🚶 20 mins
- 2 **Stonebridge Park**
🚶 21 mins
- 3 **Hanger Lane**
🚶 22 mins
- 4 **Harlesden**
🚶 22 mins
- 5 **North Acton**
🚶 25 mins



Demographics.

3 mile radius

559k

Population projection by 2024

657k

Household numbers by 2024

£38k

Average household income projected by 2024



The Grand Junction Arms



Proudly Park Royal

Park Royal may be known for the scale and innovation of its industrial areas, but it's also rapidly developing into a fantastic place to live and visit.

With plenty of lush green spaces, great places to eat, and the buzz of nearby Ealing and Wembley, Park Royal is rapidly changing and offers a diverse mix of things to see and do.

Beit El Zaytoun





Oxygen Free
Jumping

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Maroush

BLOOM PARK ROYAL



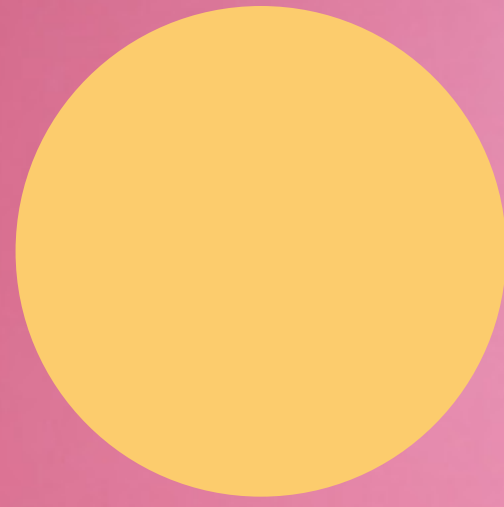
PureGym

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Après
Food

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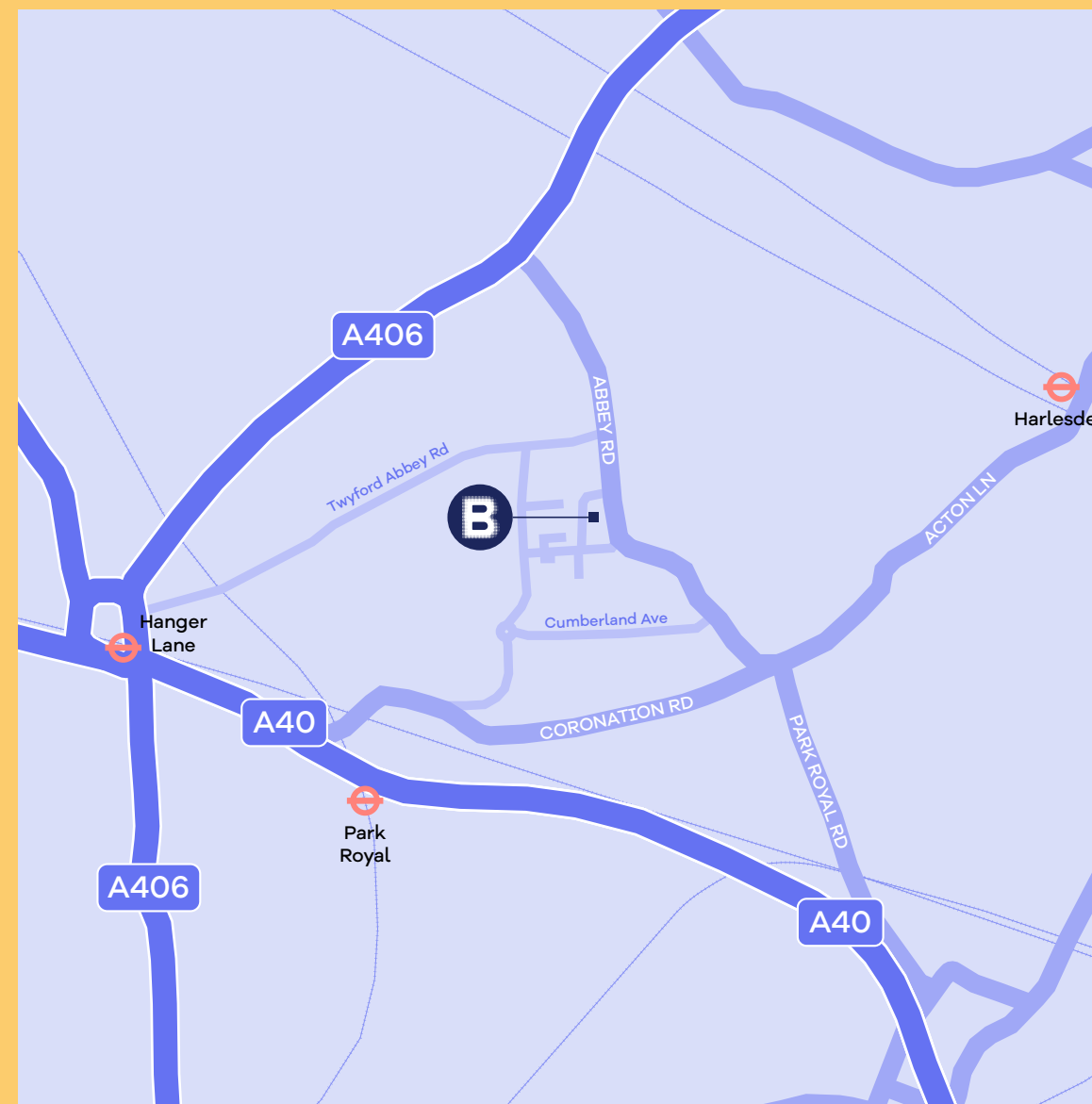


The perfect fit

Space in Park Royal doesn't come available often. And when it does, it goes quickly because of how many different businesses want to be in the area. From traditional logistics businesses to food & beverage manufacturers, E-commerce companies and many more, Bloom Park Royal provides the perfect West London base.

Available to rent

Combining best-in-class space with an unbeatable location in the very centre of London's most important industrial estates, Bloom Park Royal is a one-of-a-kind opportunity.



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