

# G-Park London Park Royal

Logistics warehouse & offices situated in a prime Central London location



Build-to-suit  
opportunity



111,492  
sq ft



Harlesden  
Station 0.4 miles



Last mile  
logistics solution



Strategic  
location



7.5 miles to  
Central London



**GLP** 

[eu.glp.com](https://eu.glp.com)

# Prime urban development site in London, Park Royal

**G-Park London Park Royal** is a 111,492 sq ft logistics and distribution unit located in London, Park Royal.

**Park Royal** is the largest industrial business park in London, occupying approximately 500 hectares and is home to over 1,200 business, employing over 35,000 workers.

Highlights

**TOTAL GEA**  
111,492 SQ FT

**4 level access**

**2 dock doors**

**TOTAL GEA**  
10,358 SQ M

**6 HGV parking**

**OFFICES**  
17,567 sq ft office space

**2.88 acres (1.165 ha)**

**60m x 32m mezzanine floor**

**15m clear internal height**



Rear elevation. Computer generated image.



## LAST MILE SOLUTION

Businesses can save money, deliver faster, and boost customer satisfaction with last-mile solutions, turning the final leg of their supply chain into a competitive advantage.



## SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, optimising natural light and implementing building environmental analytics to monitor energy usage.





# Key statistics



CGI image



Representative image

## BUILT FOR LOGISTICS



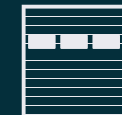
**111,492**  
sq ft



**10,358**  
sq m

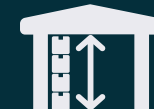


**2**  
Dock doors



**4**  
Level access doors

## STORAGE CAPACITY



**15m**  
Clear internal height



**60m x 32m**  
Mezzanine floor



**50 KN psm**  
Floor load

## ENERGY SUPPLY



**500 kVA**  
Incoming power supply



**Building**  
Environmental Analytics

## INCREASED PARKING



**9**  
Car parking spaces including  
EV charging and 1 accessible  
space



**6**  
HGV parking spaces



**33m**  
Yard depth

## SUSTAINABILITY & WELL BEING



**Excellent**  
BREEAM fit-out rating



**A**  
EPC Rating



**Net Zero**  
This Net Zero build  
benefits from our greener,  
healthier approach to  
construction, materials  
and maintenance

Internal  
ground  
floor level



**1.2m** dock wall height

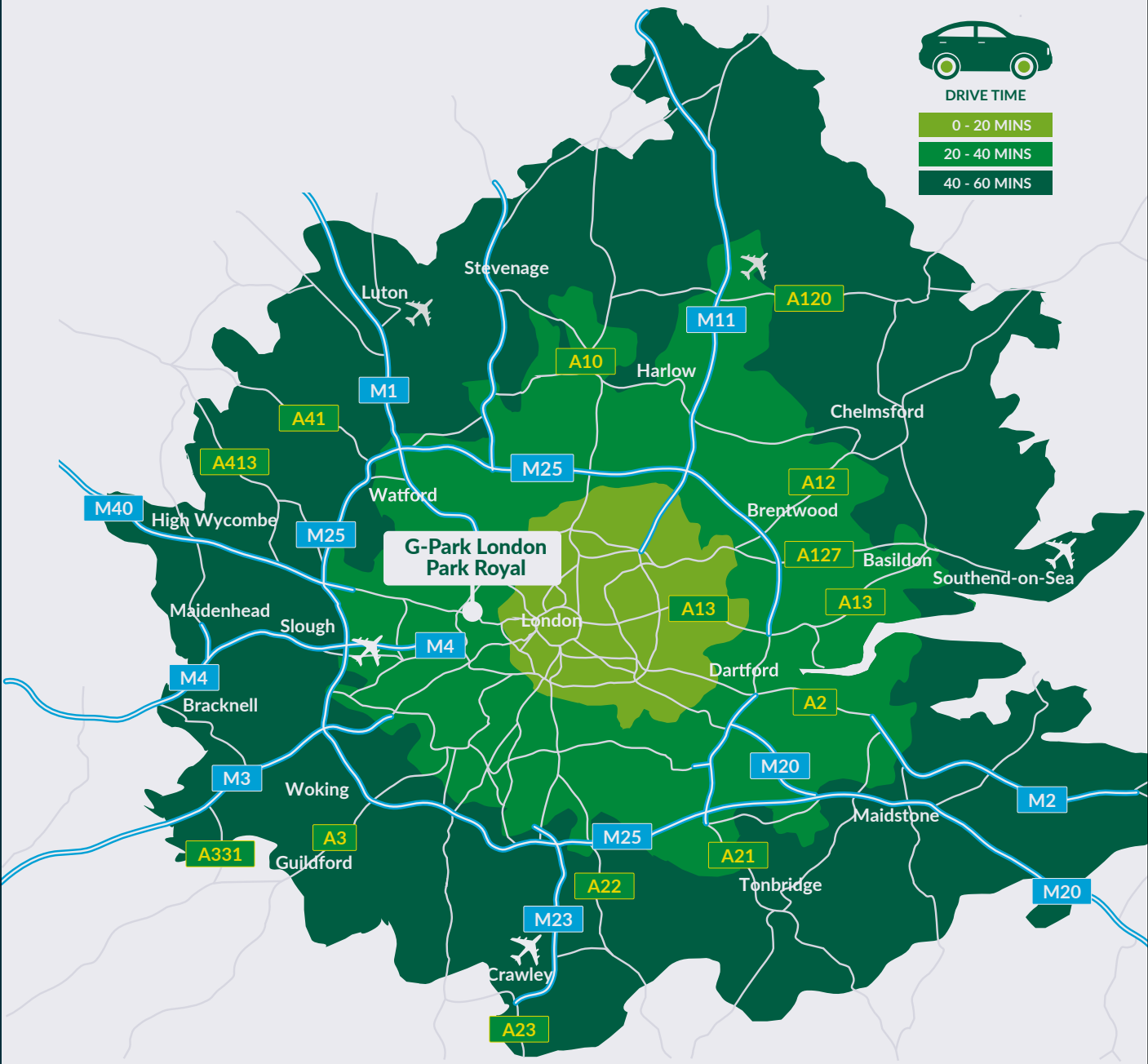
**15m**  
clear internal height  
(from internal ground floor height level)

The right location

# Strategic access to Central London

Park Royal is the most important industrial area in Inner London, with a concentration of manufacturing and distribution functions located in both new and older industrial stock.

**Last mile solution**  
It has excellent transport links providing logistics operators with a last mile depot destination, fulfilling urban logistic distribution functions inside the ULEZ and supporting the London economy in terms of access to the business and population structure.



DRIVE TIMES

Destination	Miles	Drive time
M1	6	15 mins
M4	5	15 mins
M25 Junction 16	13	23 mins
West End	7.5	55 mins
City	10	48 mins

Airports	Miles	Drive time
Heathrow Airport	12	30 mins
London City Airport	25	65 mins

Ports	Miles	Drive time
London Gateway	43	1hr 15 mins
Dover	103	2hrs 30 mins



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12 WAXLOW ROAD, PARK ROYAL, LONDON

**An established location**  
G-Park London Park Royal is accessed via Acton Lane, one of the arterial roads within Park Royal. Park Royal is an established industrial location ideally situated to serve Central London to the East and the M40 and wider motorway networks to the West. Harlesden London Underground Station (Bakerloo Line) is within walking distance as is Willesden Junction British Rail Station.

**Close to central London**  
Its strategic location, close to Central London and its road and rail links, including access to the A40 Western Avenue and A406 North Circular roads, make it an important site in London's logistics network.



**HARLESDEN UNDERGROUND**  
(Walking) **7 MINS**

**OLYMPIC PARK**  
(Underground) **53 MINS**

**NATIONAL RAIL LINKS**  
(Driving) **8 MINS**

**WESTFIELD**  
(Driving) **15 MINS**

**CENTRAL LONDON**  
(Oxford Circus + walking time) **32 MINS**



The location

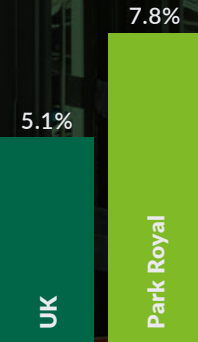
# Established & varied labour pool

G-Park London Park Royal is designed to support the logistics facilities that large scale corporate occupiers require.

**Attractive work space for staff**  
GLP is aligned with customers in making their buildings to be attractive work space for staffs well being, incorporate the latest and best ESG credentials, and achieve the highest BREEAM ratings (excellent).

**Wage rates**  
The average workplace earnings for Skilled Operatives in Park Royal were £644.3 per week compared to a national average of £642.0 per week.

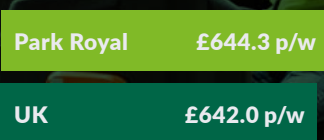
**Workforce employed in the logistics sector**  
Source: Nomis



**Unemployment rate in Park Royal**  
Source: Nomis



**Wage rates for skilled operatives**  
Source: payscale.com/ONS



Location for G-Park London Park Royal

Park Royal industrial area

**A magnet for logistics giants**  
Following years of traditional industrial decline, distribution functions now dominate the local market. Park Royal already provides for sizable distribution employers, such as Bestway, Brake Bros, DHL & several new film studios.

**A unit of scale, sustainability and functionality**  
The shortage of larger units in the Park Royal area has led to a lack of opportunities for larger employer logistic occupiers seeking to expand in this location. GLP providing a unit of scale, sustainability and functionality should help to reduce shortage of supply.

# A dense and varied labour pool with excellent transport links



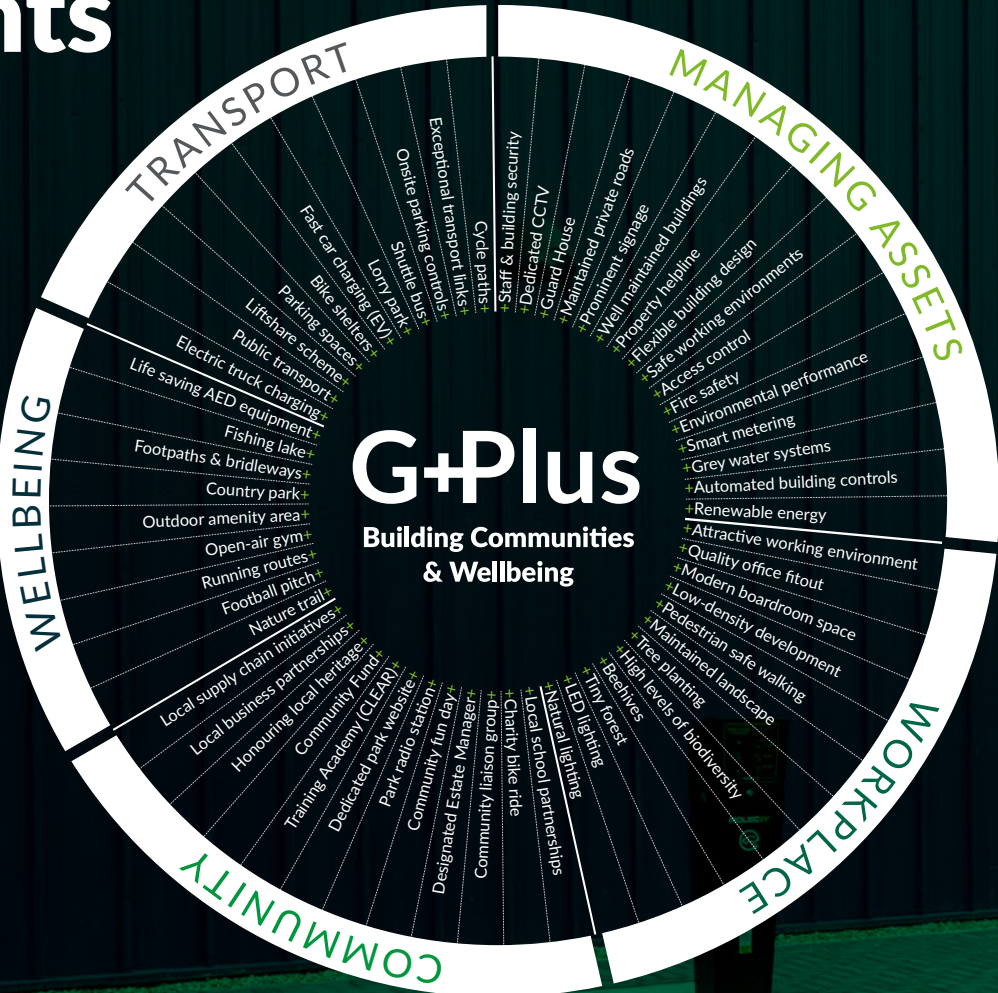
# Building environments that work for you

Transport+Managing Assets+Workplace  
+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work.  
G-Plus — an initiative from GLP.

We're more than a logistics park

G+Plus  
Building Communities & Wellbeing



## Benefits of working at G-Park London Park Royal

G-Park London Park Royal takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

- Exceptional transport links
- Safe working environments
- Attractive work environment
- Well maintained buildings
- Public transport
- Property helpline
- Renewable energy
- Quality office fitout
- Pedestrian safe walking
- Parking spaces
- Natural lighting
- Bike shelters
- Fast car charging (EV)
- Tree planting
- Global Robotics Services
- Staff and building security
- Smart metering
- Automated building controls
- Modern boardroom space
- Environmental performance
- Grey water systems
- LED lighting

\* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.



# Site plan & spec

15m

Clear internal height

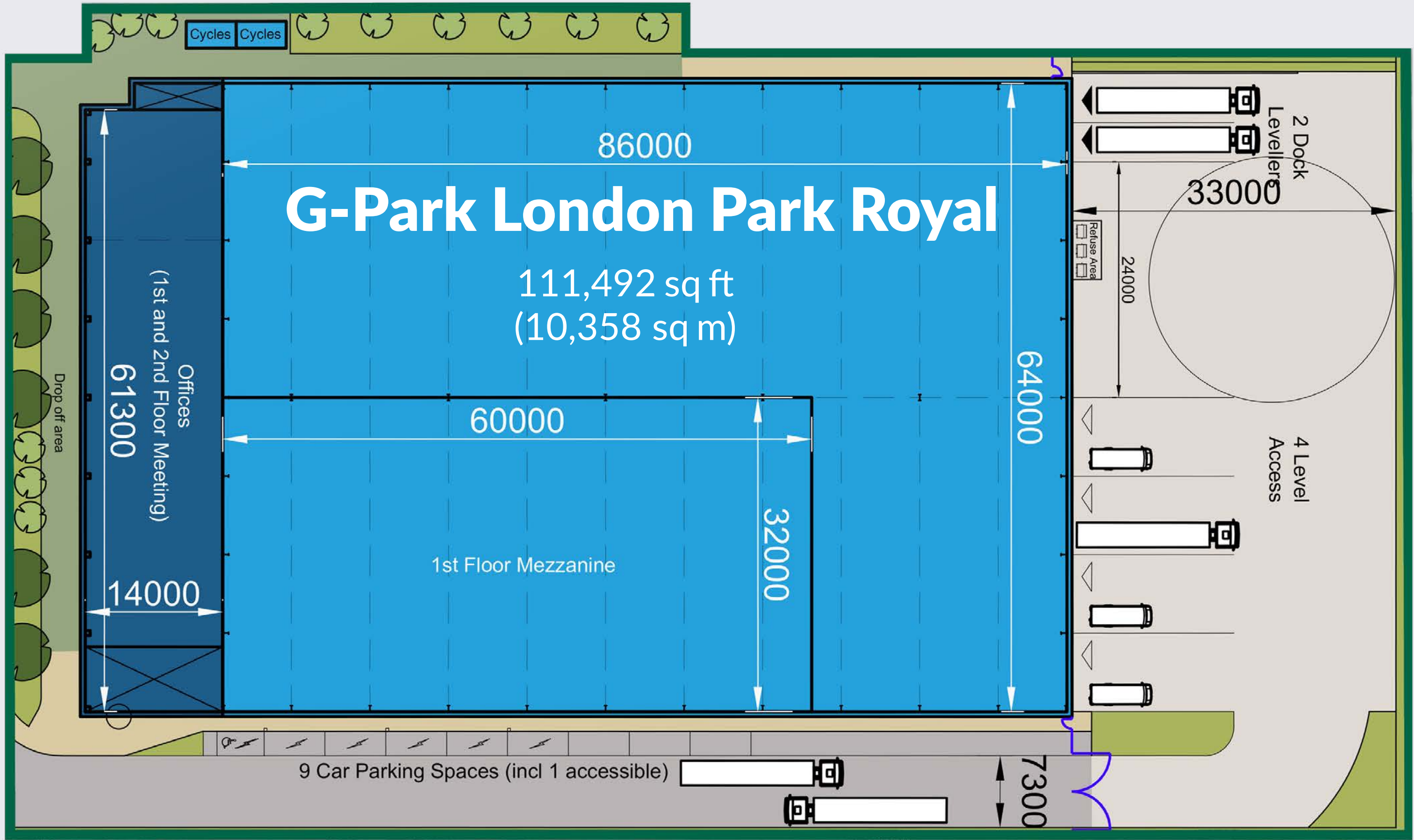


Representative image



# G-Park London Park Royal

Highly specified logistics unit and offices situated in a prime Central London location – coming soon!



Measurements are approximate and calculated on a GEA basis.  
Building will be subject to measurement upon completion.

## SCHEDULE OF ACCOMMODATION

TOTAL GEA	TOTAL GEA
111,492 SQ FT	10,358 SQ M

Warehouse	69,094 sq ft	6,419 sq m
Ground Floor Reception	1,420 sq ft	132 sq m
1st Floor Office	10,000 sq ft	929 sq m
2nd Floor Office	7,567 sq ft	703 sq m
Mezzanine	20,979 sq ft	1,949 sq m
Plant	2,432 sq ft	226 sq m
Total GEA	111,492 sq ft	10,358 sq m

## KEY FEATURES

15m clear height

4 level access

2 dock doors

6 HGV parking

9 car parking & charging bays\*

60m x 32m mezzanine floor

2.88 acres (1.165 ha)

33m yard depth

30 cycle spaces

Building Environmental Analytics

For first year of occupancy

50 kN psm Floor loading

\*including 1 accessible space





# Specifications including flexible docks and level access

The GLP Standard warehouse door provision comprises a combination of dock and level entry doors. The docking pack includes trailer lights, bollards, dock shelters and traffic lights on each dock position as standard. GLP only install equipment from market-leading providers.

Representative images



33m yard depth and suitable for 44 tonne HGV traffic, ensuring quality and durability.

## FLEXIBLE OPERATION

Level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.



## BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.





## Warehouse highlights

# A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting, this provides the optimal energy efficient solution for any type of operation.

Representative images



Energy-efficient LED lighting is used throughout.



Excellent air tightness



Quality & premium floor



Max. flexibility for racking



Optimising natural light

## LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

## OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting — and the associated running costs.



# Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

Representative images



Open plan working space



Optimising natural light



Building Environmental Analytics



Recycling performance



Cost-effective



GLP washroom facilities are to a market-leading specification.



## MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.



## OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



## MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



## Towards Tomorrow

# Our guiding Sustainability Principles

At GLP, we're not just building warehouses, we're building a sustainable future for the logistics industry.

Towards Tomorrow, our commitment to ESG: develop and manage sustainable assets, govern with high ethics, promote well-being and value our ecosystem — goes beyond words. It's embedded in every aspect of our business, from the design and construction of our buildings to how we engage with our communities. We believe that sustainability is not just good practice, it's good business.



BREEAM® UK



### 1. DEVELOP AND MANAGE SUSTAINABLE ASSETS

We aim to create and manage sustainable buildings throughout their life cycle, offering exceptional service and contributing to a low-carbon future.



### 3. PROMOTE WELL-BEING

We promote a positive work environment, prioritising a safe, diverse, and inclusive workplace while investing in our colleagues' development and well-being.



### 2. GOVERN WITH HIGH ETHICS AND TRANSPARENCY

We operate with integrity and honesty, expecting the same from our partners. High ethical standards are fundamental to all our business activities.



### 4. VALUE OUR ECOSYSTEMS

We strive to adopt a holistic approach to contribute to the preservation of the natural ecosystem and the well-being of the communities surrounding our assets.

## SUSTAINABILITY THROUGH TECHNOLOGY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

### Ratings and targets



BREEAM® UK New Construction 2018: Industrial (Shell and Core)

### RENEWABLE ENERGY FOR ALL GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.



Discover more here...



**Exceeding requirements**  
GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard



**15% less operational carbon**  
in day-to-day operations



**12% less embodied carbon**  
than industry standard



**Painted using VOC free natural paint**



**Natural light**  
Light band in cladding to bring natural light into the warehouse area



**Excellent air tightness**



**Provision for electric vehicles**



**Planet Mark**  
Offered for first year of occupancy to help manage energy use



**Regionally sourced plants**



**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities



**Community**  
Community landscaping features



**Roof PV ready**



**Roof lights**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs



**Solar thermal**  
Solar thermal pre-heating for hot water



**Rain water harvesting**  
For use in toilet flushing and other non-potable applications



**BREEAM**  
Excellent to all buildings



**LED lighting throughout**



**WELL ready**



**100% recycled & recyclable carpets**



**Low water spray taps**



**Insect hotel**  
Created by local schools within landscape scheme



**G-Hive scheme and wildflower planting**  
to improve biodiversity



**Monitoring energy usage**  
Our online energy dashboard can help customers proactively manage their energy consumption



Read our GLP 2023 European ESG report



# GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit [www.aresmgmt.com](http://www.aresmgmt.com)**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to [eu.glp.com](http://eu.glp.com)**



**10.3 million sq m  
operating portfolio**



**>10 million sq m  
development in 35 years**



**1.3 million sq m  
development pipeline**



**Strong  
global presence**





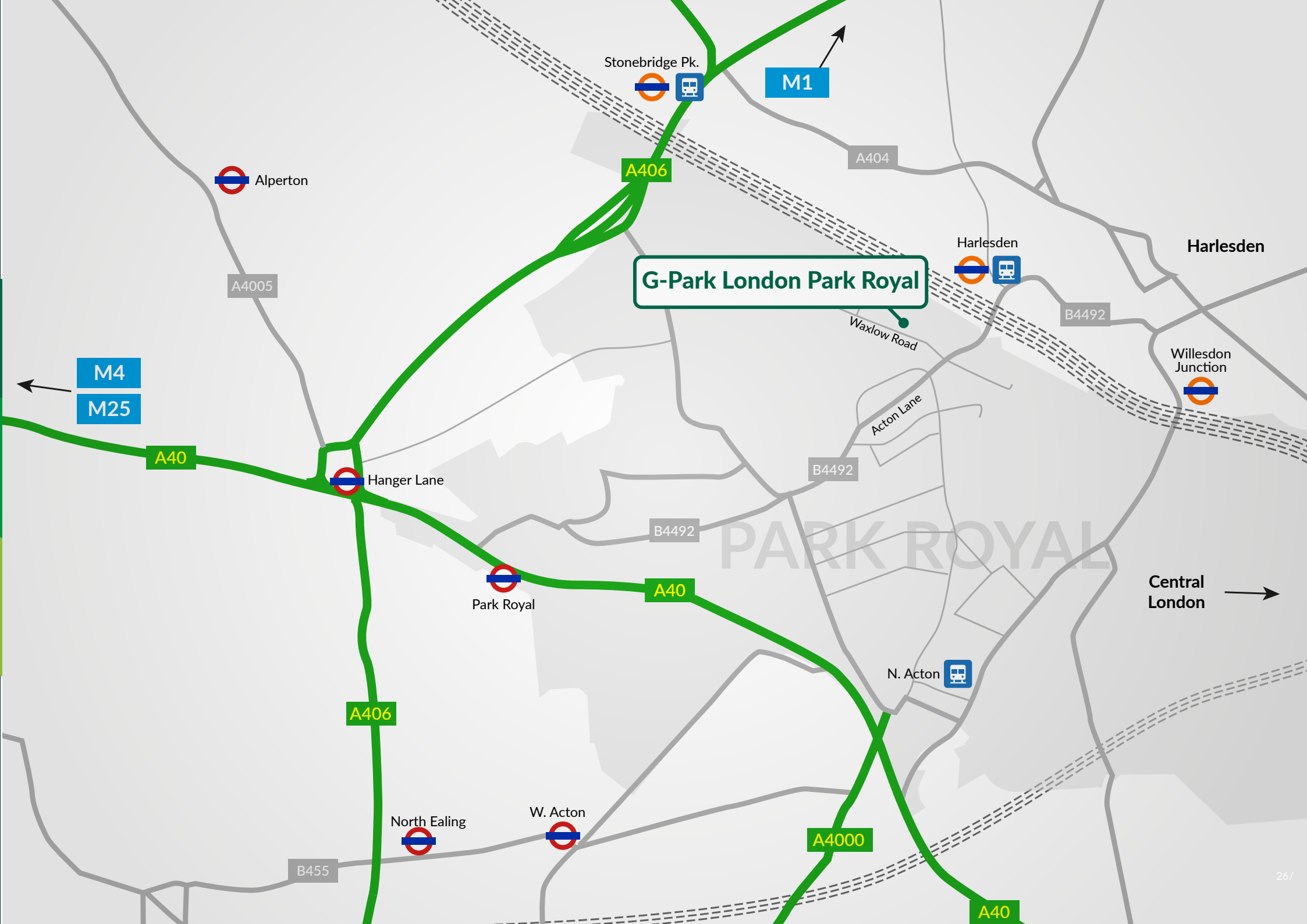
# Location & travel distances

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## Contacts

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Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit [aresmgmt.com](https://aresmgmt.com)



[eu.glp.com](https://eu.glp.com)



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# G-Park London Park Royal



For the latest news and  
onsite progress visit

<https://eu.glp.com/property/g-park-london-park-royal/>



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