



REIMAGINED **ULTRA-URBAN** WAREHOUSING

Park Royal Industrial Estate, Eldon Way, **NW10 7QQ**

BLOOM PARK ROYAL

2,200 sq ft of modern, sustainable,
Grade A warehouse space.

Fully let.

Bloom Park Royal

Bloom Park Royal

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.



2,198 sq ft of
prime, ultra-urban
warehouse space

Computer generated image is indicative only.

Ultra-urban warehouse space



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

First Floor

A1	A2	A3	A4	A5	A6	A7	A8/9	A10	A11	A12
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Ground Floor

A1	A2	A3	A4	A5	A6	A7	A8/9	A10	A11	A12
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- Let
- Available

Space designed to help your business grow



24-hour operation



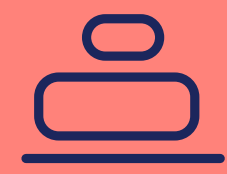
Secured gated estate



Level access loading



100 amp, 3-phase power



Reinforced concrete floor



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



Designed for delivery



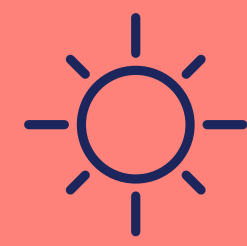
EPC: A+



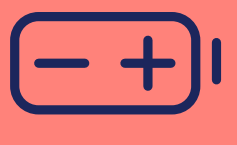
Secure bike storage with CCTV coverage



Air source heat pump heating/cooling



PV panels



EV charging points

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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.

- 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

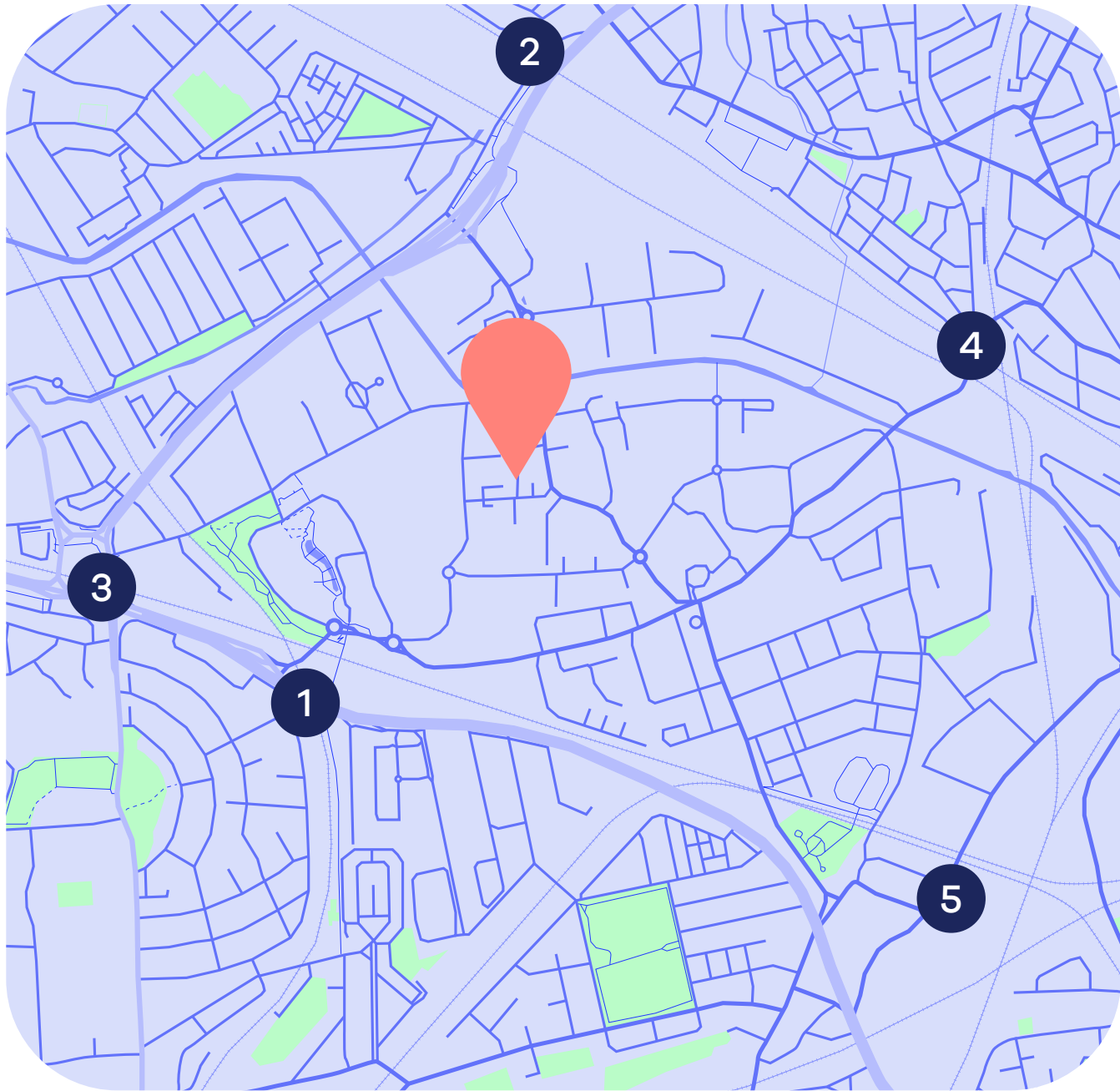
Asda Park Royal Superstore



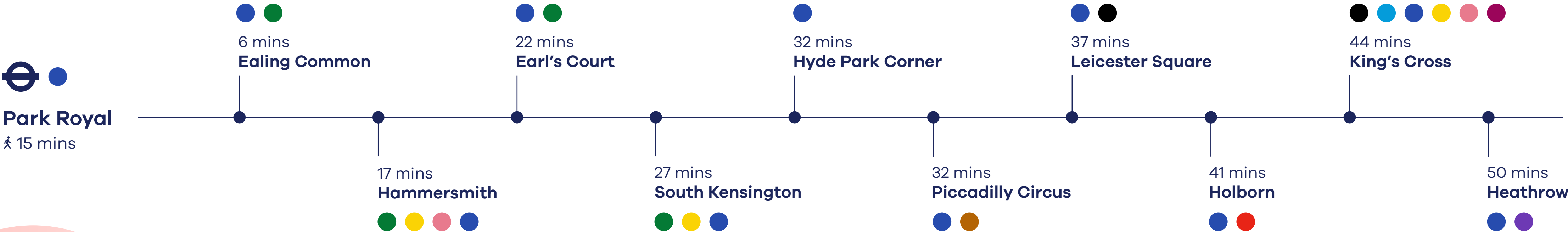
Fast, local connections

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.



- **Park Royal**
⚡ 15 mins
- **Stonebridge Park**
⚡ 21 mins
- **Hanger Lane**
⚡ 22 mins
- **Harlesden**
⚡ 22 mins
- **North Acton**
⚡ 25 mins



Local insight

📍 3 mile radius

559k

Population projection by 2024

657k

Household numbers by 2024

£38k

Average household income projected by 2024



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.



The perfect fit

Space in Park Royal doesn't come available often. 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, eCommerce companies and many more, Bloom Park Royal provides the perfect West London base.



Bloom

URBAN WAREHOUSES

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Our Portfolio

