



# 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

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



Computer generated image is indicative only.

# Ultra-urban warehouse space



Unit	Ground floor (sq ft)	First floor (sq ft)	Total (sq ft)
Unit A7	1,550	648	<b>2,198</b>
Unit A12	2,131	837	<b>2,968</b>

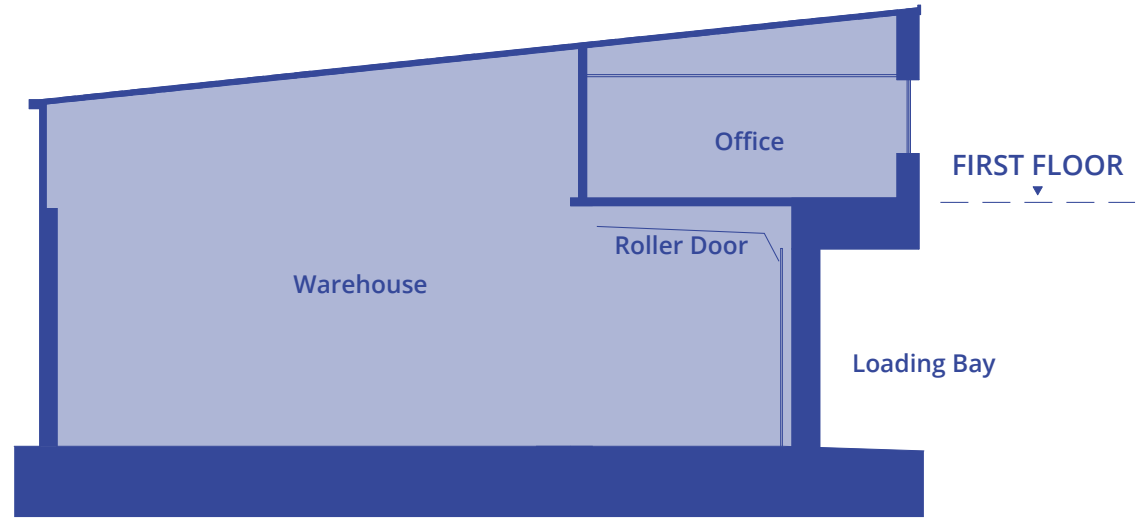
Units A1-A12,  
Park Royal Industrial Estate,  
Eldon Way, NW10 7QQ



○ Let  
● Available

# Unit A7

2,198 sq ft\*



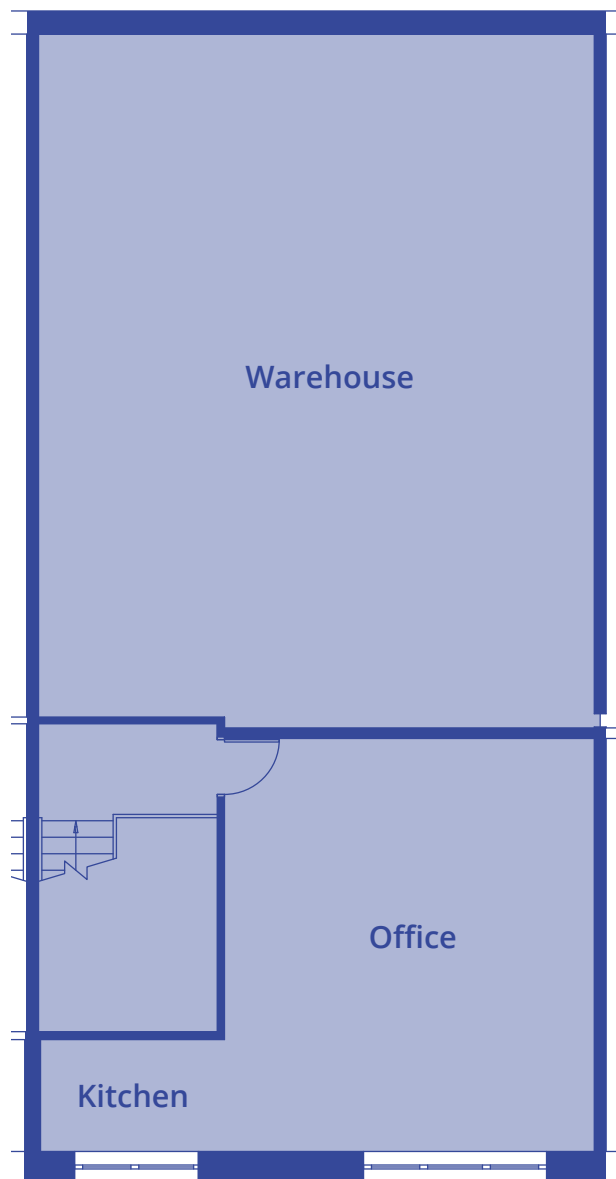
SECTION - UNIT A7

\* Up to 3,000+ sq ft with mezzanine opportunity

## Ground Floor



## First Floor

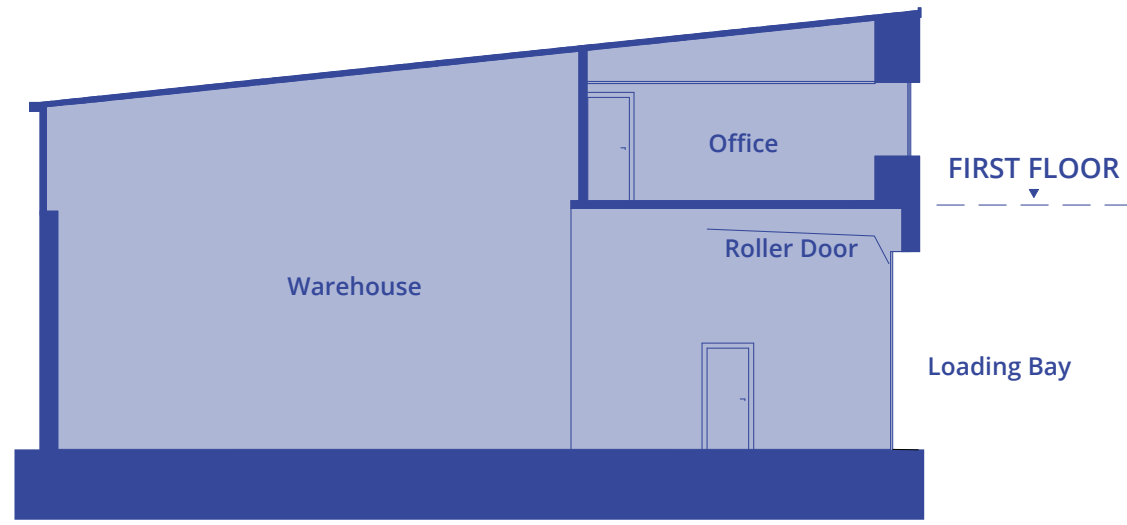


Indicative mezzanine opportunity if installed



# Unit A12

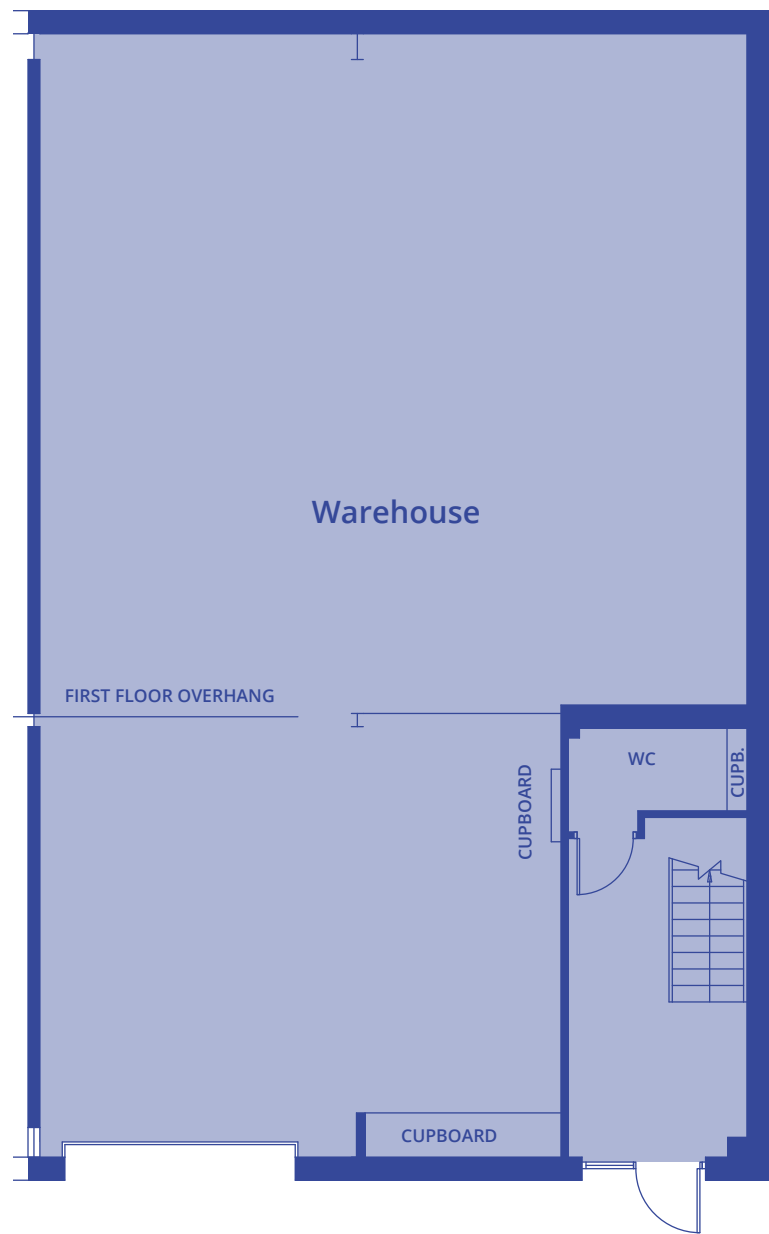
2,968 sq ft\*



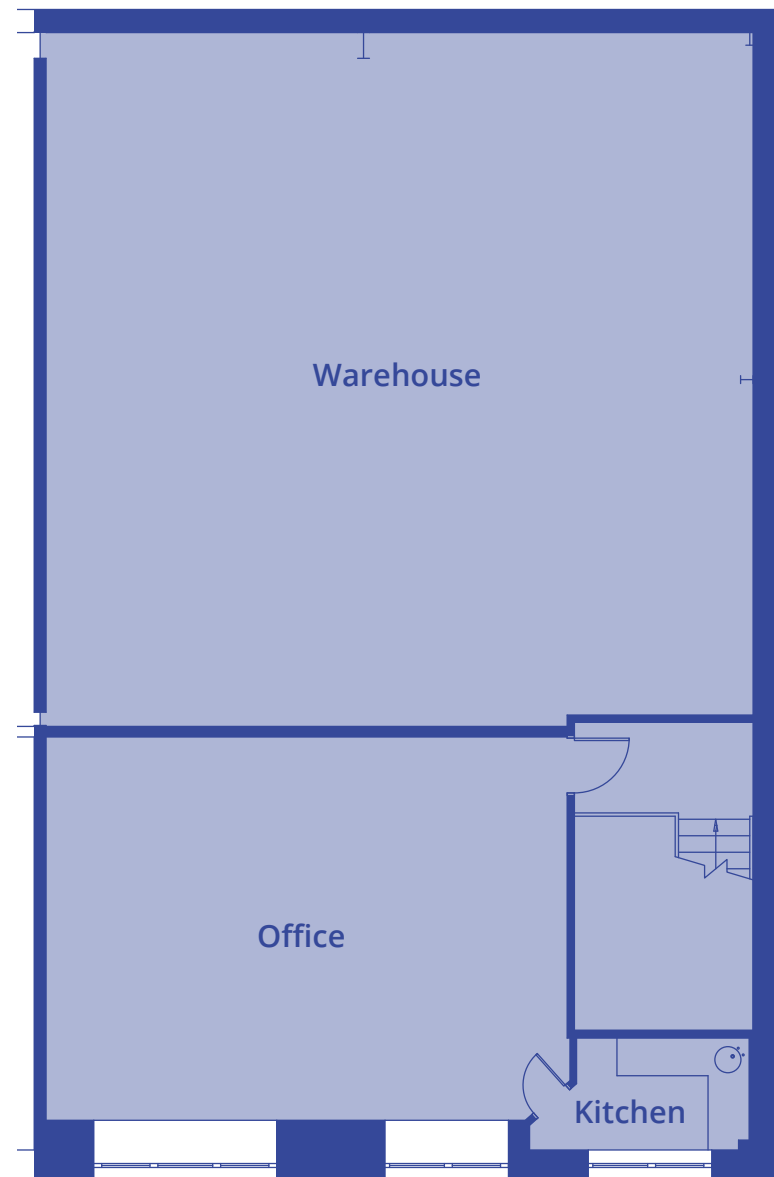
SECTION - UNIT A12

\* Up to 4,000+ sq ft with mezzanine opportunity

## Ground Floor



## First Floor



# 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



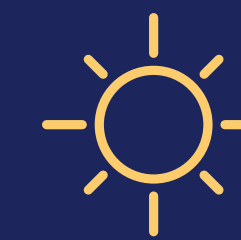
EPC: A+



Secure bike storage with CCTV coverage



Air source heat pump heating/cooling



PV panels



EV charging points



BLOOM ULTRA-URBAN WAREHOUSES

BLOOM PARK ROYAL

Computer generated image is indicative only.

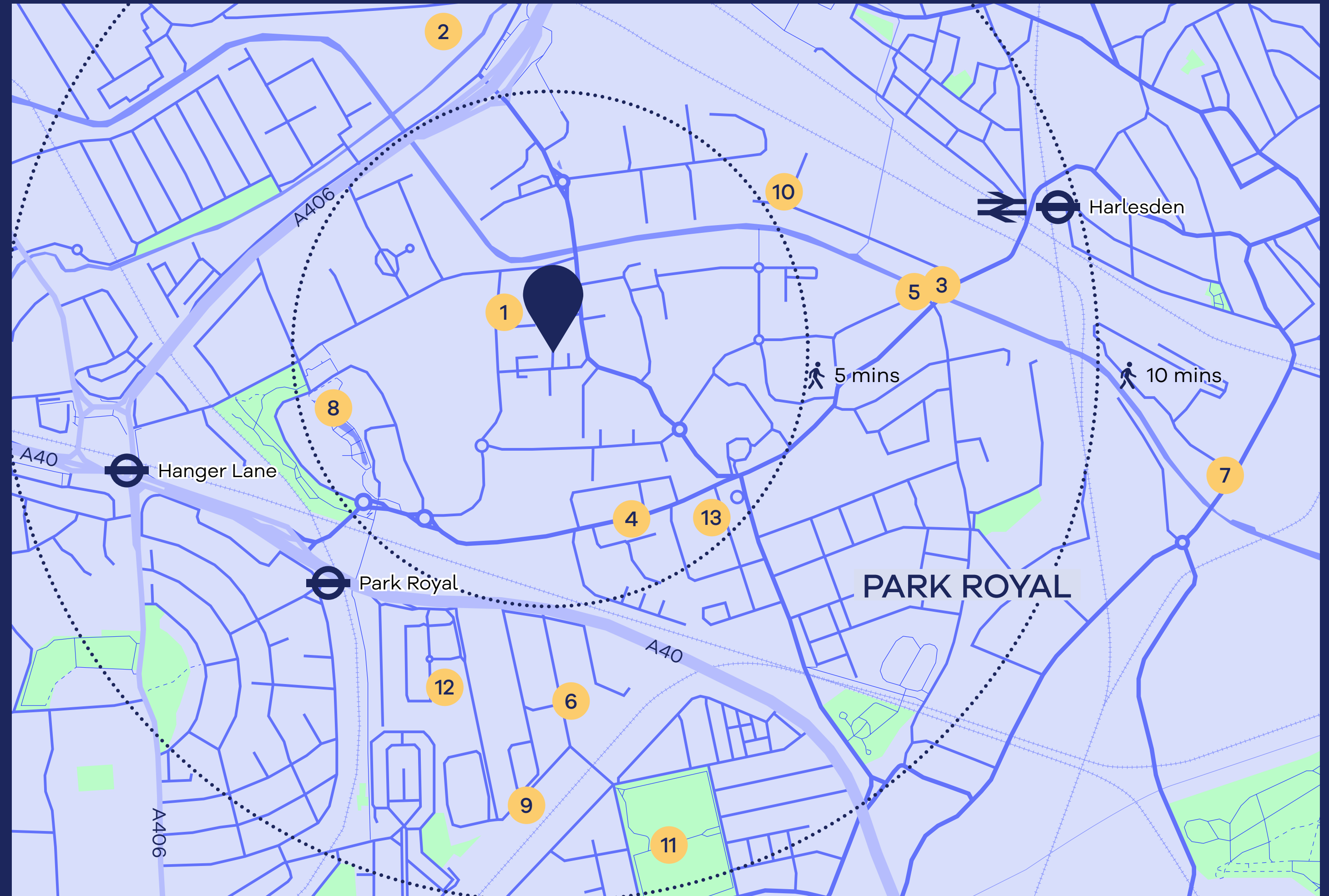


# Rare space in Park Royal

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.



- 1  **Park Royal**  
🚶 15 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**

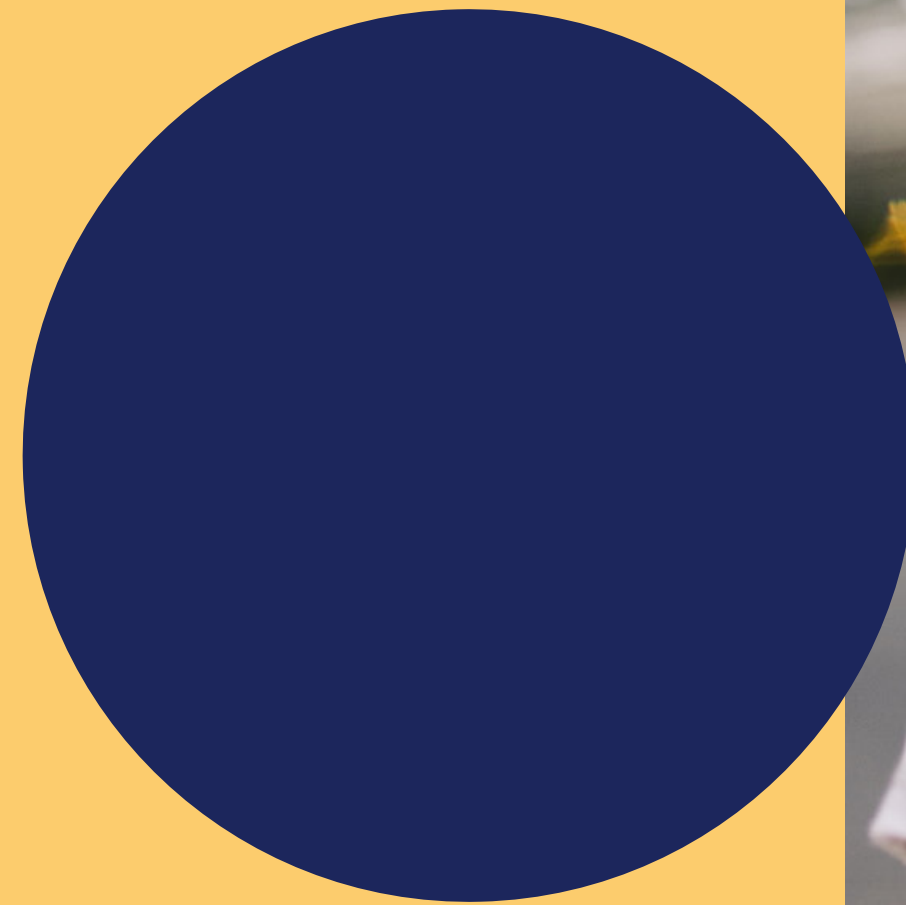
Population projection by 2024

**657k**

Household numbers by 2024

**£38k**

Average household income projected by 2024



# 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. 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.

# Bloom

ULTRA-URBAN WAREHOUSES



## For more information:

**visit:** [bloom-developments.co.uk](https://bloom-developments.co.uk)

**email:** [enquiries@bloom-developments.co.uk](mailto:enquiries@bloom-developments.co.uk)

## For letting enquiries:



### **James Miller**

+44 (0)7702 975222

[james.miller@jll.com](mailto:james.miller@jll.com)

### **Leah Cave**

+44 (0)7523 929301

[leah.cave@jll.com](mailto:leah.cave@jll.com)



### **Alex Kington**

+44 (0)7717 704538

[alex.kington@logixproperty.com](mailto:alex.kington@logixproperty.com)

### **Callum Moloney**

+44 (0)7815 692996

[callum.moloney@logixproperty.com](mailto:callum.moloney@logixproperty.com)

The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate and computer generated images are for illustrative purpose only. February 2024.