# Minimal consolidates operations at Prologis Park Royal to scale lightweight last-mile EVs



Minimal has moved its headquarters from Battersea to a refurbished 10,751 sq ft unit at Prologis Park Royal DC5, consolidating vehicle production, research and development and customer operations in a single site as it seeks to scale its last‑mile electric vehicle business. According to Business Motoring, the London‑based start‑up says the relocation will bring it closer to customers and improve links into the capital, providing a platform to accelerate deployments across London and the UK.

The Park Royal unit sits within Central Park DC5 on Central Way and, Prologis’ property listing shows, benefits from a secure yard, rooftop solar photovoltaic panels, on‑site electric vehicle charging and seven parking spaces alongside office accommodation — features pitched at occupiers focused on urban logistics. Prologis also supplied a fit‑out through its Essentials programme; the company markets Essentials as a turnkey package that can deliver racking, mezzanines, material‑handling equipment and energy‑and‑EV infrastructure rapidly to new occupiers.

Speaking to Business Motoring, Minimal’s CEO and co‑founder Patrick Bion argued the change is more than a simple move. “Commercial freight creates 25% of London’s emissions, and this continues to rise,” he said, framing Minimal’s light‑vehicle and micro‑hub approach as an alternative to large vans. That claim is echoed in independent analysis: a Centre for London report examining freight in the capital estimates that freight vehicles account for roughly a quarter of transport carbon emissions while contributing disproportionately to NOx and fine‑particulate pollution, and recommends consolidation, micro‑hubs and cargo‑bike solutions as part of a broader decarbonisation strategy.

Minimal’s own materials set out the logic behind its product mix: lightweight three‑ and four‑wheel electric vehicles, paired with local micro‑hubs and operational software, are intended to cut journey miles, noise and costs while enabling a reduced conventional‑van fleet to handle heavier loads. The company says the new Park Royal site — equipped with a private yard and secure storage — will support vehicle testing, storage and the operational piloting of that hybrid model.

Company filings confirm Minimal’s legal standing and its Park Royal presence. The UK Companies House record for Minimal X Limited shows an incorporation date of 16 April 2023 and lists a registered office at Unit 9, Central Park, Central Way, NW10 7FY, with directors named on the public register. Those filings provide an independent point of reference for the move and the company’s corporate structure as it seeks to expand.

Minimal says the relocation is part of a plan to ramp up production and double headcount, signalling an ambition to move from pilot projects to larger‑scale supply for urban deliveries. Whether lightweight micro‑vehicles and micro‑hub networks can displace a significant share of van journeys will depend on operational economics, city regulation and the ability of operators to integrate new vehicle classes into established logistics chains — points highlighted in policy analysis and by operators experimenting with consolidation and multimodal options.

For real‑estate partners such as Prologis, the deal underlines the growing demand from companies seeking urban logistics space with rapid‑turnaround fit‑out and sustainability features. Prologis presents Essentials as a single point of contact to reduce lead times and complexity for last‑mile occupiers, and the Park Royal estate is billed as offering the logistics links and industrial character that city‑facing distribution businesses require. Minimal’s move will be watched as an early test of whether lightweight, hub‑centred models can scale at the pace needed to materially reduce urban freight emissions.

### 📌 Reference Map:

## Reference Map:

* Paragraph 1 – [[1]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/), [[2]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/)
* Paragraph 2 – [[3]](https://www.prologis.co.uk/properties/london/building/gb000719-central-park-dc5), [[4]](https://www.prologis.co.uk/what-we-do/prologis-essentials)
* Paragraph 3 – [[1]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/), [[7]](https://centreforlondon.org/publication/freight-deliveries-london/)
* Paragraph 4 – [[5]](https://www.minimalx.com/3w-4w), [[1]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/), [[3]](https://www.prologis.co.uk/properties/london/building/gb000719-central-park-dc5)
* Paragraph 5 – [[6]](https://find-and-update.company-information.service.gov.uk/company/14806216)
* Paragraph 6 – [[1]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/), [[7]](https://centreforlondon.org/publication/freight-deliveries-london/), [[5]](https://www.minimalx.com/3w-4w)
* Paragraph 7 – [[3]](https://www.prologis.co.uk/properties/london/building/gb000719-central-park-dc5), [[4]](https://www.prologis.co.uk/what-we-do/prologis-essentials), [[1]](https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/)

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## Bibliography

1. <https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/> - Please view link - unable to able to access data
2. <https://businessmotoring.co.uk/minimal-relocates-to-park-royal-to-scale-electric-vehicle-operations/> - Business Motoring reports that Minimal, a London technology company developing last‑mile decarbonisation solutions, has relocated its headquarters to Prologis Park Royal DC5. The article states the refurbished unit measures 10,751 sq ft and will consolidate vehicle production, research and development, and operations. It notes the move from Battersea to Park Royal positions Minimal nearer customers and transport links, supporting plans to scale production and double headcount. Quotes from CEO Patrick Bion highlight commercial freight’s heavy emissions, while Prologis leasing director Gillian Scarth praises the fit between sustainable urban logistics and intelligent real estate. The piece also references Prologis Essentials fit‑out.
3. <https://www.prologis.co.uk/properties/london/building/gb000719-central-park-dc5> - Prologis’ property listing for Central Park DC5 at Park Royal describes a detached warehouse and office unit of 10,751 sq ft located on Central Way, NW10 7FY. The page highlights a secure yard, rooftop solar photovoltaic panels and on‑site electric vehicle charging, plus seven parking spaces and an office area. Updated in mid 2025, the listing presents the unit as immediately available with details for leasing enquiries and names Gillian Scarth as the Prologis contact. The description emphasises the estate’s industrial character and suitability for last‑mile operations, signalling proximity to London and strong logistical links for urban distribution businesses, efficiently.
4. <https://www.prologis.co.uk/what-we-do/prologis-essentials> - Prologis Essentials is the firm’s turnkey operations platform offering services and equipment to get logistics customers operational quickly. The Essentials programme includes racking and mezzanine systems, conveyors, forklifts, automation, move‑in support and fit‑out, plus energy and sustainability solutions such as rooftop solar, smart metering and EV charging infrastructure. Prologis positions Essentials as a single point of contact to design, procure, permit and install materials handling and building services, reducing lead times and complexity. The web pages stress partnerships with strategic suppliers, pre‑owned racking options and rapid deployment to accelerate occupancy, particularly for users needing efficient last‑mile fulfilment in urban sites.
5. <https://www.minimalx.com/3w-4w> - On Minimal’s website Patrick Bion, CEO and co‑founder, outlines the company’s rationale for lightweight, minimobility vehicles and micro‑hubs as an alternative to large electric vans. The essay argues that micro‑hubs located closer to customers with small, low‑weight electric three‑or four‑wheelers reduce journey miles, noise and emissions while lowering operational costs. Bion emphasises design for utility, scalability and rapid deployment, advocating hybrid models where micro‑vehicles and a reduced van fleet handle larger loads. The content demonstrates Minimal’s strategy to combine hardware, software and local micro‑hubs to improve last‑mile efficiency in dense urban environments. It references product development, R&D and operational pilots.
6. <https://find-and-update.company-information.service.gov.uk/company/14806216> - The UK Companies House entry for MINIMAL X LIMITED shows company number 14806216 and a registered office at Unit 9, Central Park, Central Way, London NW10 7FY. It records incorporation on 16 April 2023 and lists officers including Patrick Christopher Bion and Joe James Allum. Filing history on the public register displays annual accounts, confirmation statements and shareholder information, demonstrating corporate compliance and governance. The page confirms the company’s legal existence, nature of business classification as engineering design activities and provides downloadable documents and PSC details, which support claims about Minimal’s founding date and registered Park Royal address and officers.
7. <https://centreforlondon.org/publication/freight-deliveries-london/> - The Centre for London report 'Worth the Weight: Making London’s deliveries greener and smarter' examines freight’s impact and policy options for urban logistics. It states freight vehicles represent around 15% of vehicle miles but generate approximately a quarter of London’s transport carbon emissions, and contribute disproportionately to NOx and PM2.5 pollution. The publication recommends micro‑hubs, consolidation, cargo bikes and greater use of river and rail freight to cut emissions and congestion. It offers data, case studies and policy recommendations aimed at halving van journeys and supporting electric and low‑emission alternatives to meet London’s net zero ambitions by 2030 and stakeholders.