

# 737 TUDOR ESTATE

ABBEEY ROAD | PARK ROYAL | NW10 7UN

TO LET

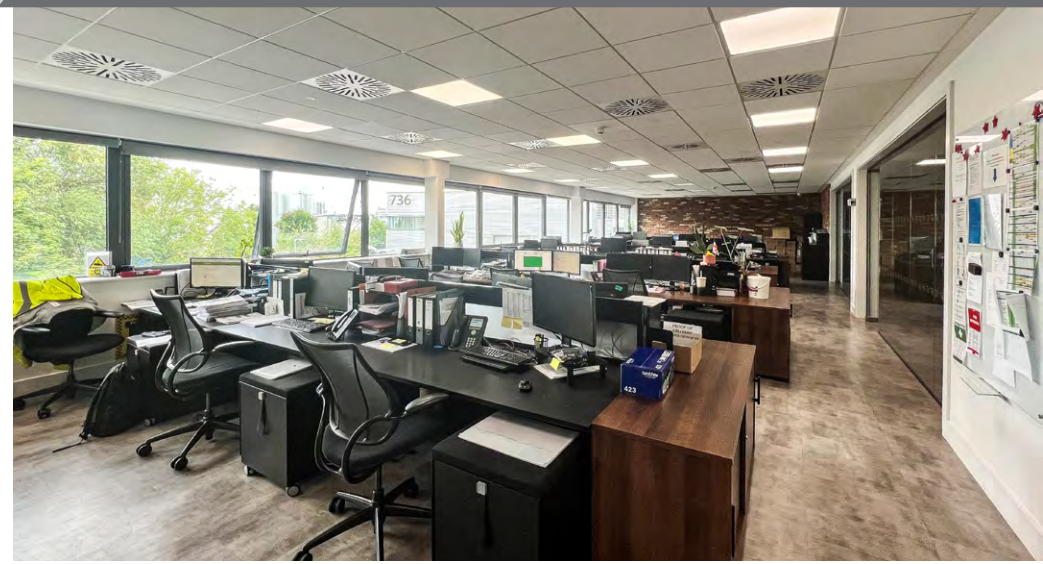


FULLY FITTED FOOD PRODUCTION FACILITY

**19,472** SQ FT (1,809 SQ FT)



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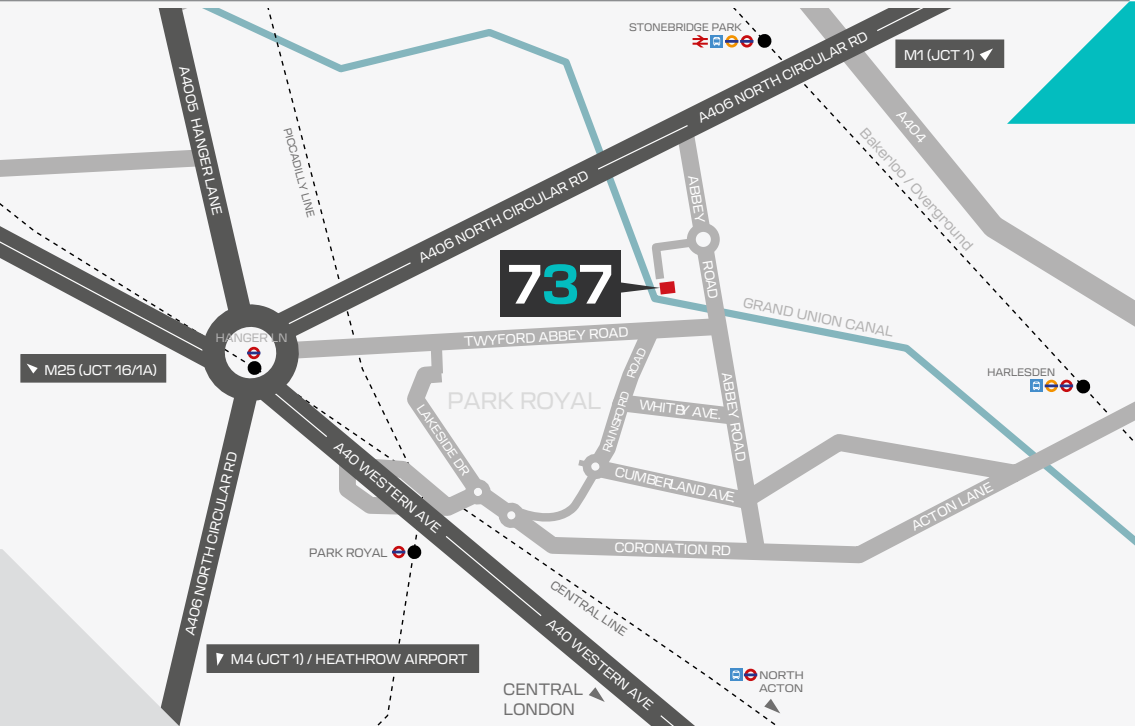


# LOCATION

The Tudor Estate is a prominent site with exceptional access to the A406, A40, the national motorway network and Central London. The Tudor Estate is highly accessible with Stonebridge Park over ground and underground station (Bakerloo Line) only a short walk away. Park Royal itself is a strategic business location with over 1,700 businesses and 43,100 employees.



## SAT NAV: NW10 7UN



### DESTINATION

### MILES

Stonebridge Park Station	0.7 miles
A40 Western Avenue	1.2 miles
Harlesden Station	2.4 miles
North Acton Station	3.0 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
Central London	8.6 miles
Heathrow Airport	12.6 miles

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## DESCRIPTION

The unit comprises a modern industrial warehouse of steel portal frame construction with integral offices at first floor and 2 level access doors. A mezzanine has been installed to provide additional floor space at first floor.

The office comprises ground floor entrance with W/C and at first floor, a selection of offices, meeting rooms, staff welfare and WC's.

The property itself is used as a commercial kitchen/ butchers, and has been fitted out to a very high standard, including, drainage, power upgrade, white walling and a whole host of other upgrades. A full specification list is available upon request.

There is a large secure yard bounded by a palisade fence with designated parking for approximately 11 cars, a long with bicycle storage.

## ACCOMMODATION

The property comprises the following Gross External Areas (GEA):

Ground Floor	9,919 sq ft	(921.56 sq m)
First Floor offices	2,441 sq ft	(226.77 sq m)
First floor mezzanine	7,112 sq ft	(660.81 sq m)
<b>TOTAL</b>	<b>19,472 sq ft</b>	<b>(1,809.14 sq m)</b>



**FULLY FITTED FOOD PRODUCTION FACILITY**

**Terms** - The premises is available by way of assignment of an existing lease expiring 9th October 2031.

**Rent** - The passing rent is £299,740 pax.

**Rates** - Interested parties should make their own enquiries with Brent Borough Council.

**EPC** - A.

## VIEWING



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