

AVAILABLE Q4 2023

UNIT 702

TUDOR ESTATE

PARK ROYAL NW10 7UN



TO BE REFURBISHED

**MODERN WAREHOUSE / INDUSTRIAL UNIT
ON A SECURE AND WELL-MANAGED SITE**

10,925 SQ FT (1,015 SQ M)

Prominent site with exceptional access to the A406, A40, the national motorway network and Central London

Highly accessible with Stonebridge Park overground and underground station (Bakerloo Line) only a short walk away

Local occupiers include Bleep UK PLC, Warmup, Elite Moving Systems, Wurth UK, Resapol, H. G. Walter and Meira GTX

Park Royal is a strategic business location with over 1,700 businesses and 43,100 employees

Directly visible from Abbey Road

ACCOMMODATION

GROUND FLOOR OFFICE	2,025 sq ft
FIRST FLOOR OFFICE	2,046 sq ft
WAREHOUSE	6,854 sq ft
TOTAL	10,925 sq ft (1,015 sq m)

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- To be refurbished
- 7 metres clear internal height
- Allocated parking
- 3-phase power
- Estate CCTV
- Warehouse LED lighting
- Separate parking and yard areas
- One electric level access loading door
- EPC rating available upon request

DISTANCES

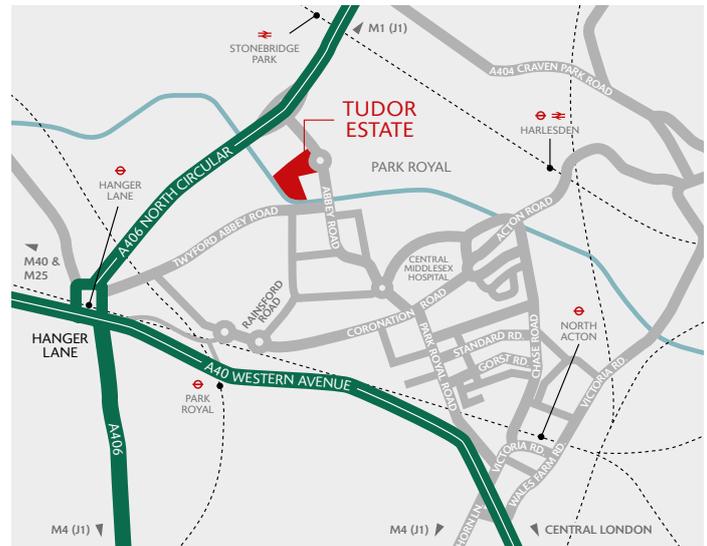
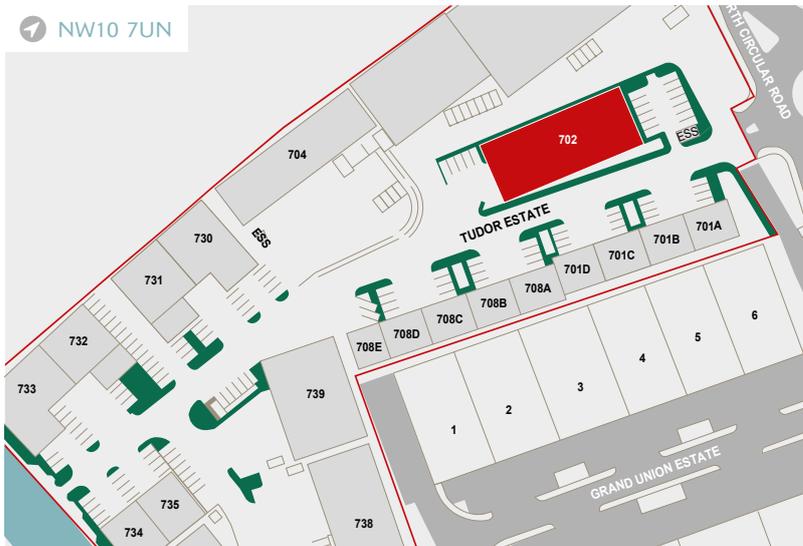
STONEBRIDGE PARK STATION	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN STATION	2.4 miles
NORTH ACTON STATION	3.0 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
CENTRAL LONDON	8.6 miles
M40 (J1) / M25 (J16)	12.0 miles
HEATHROW AIRPORT	12.6 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/TUDORESTATE

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