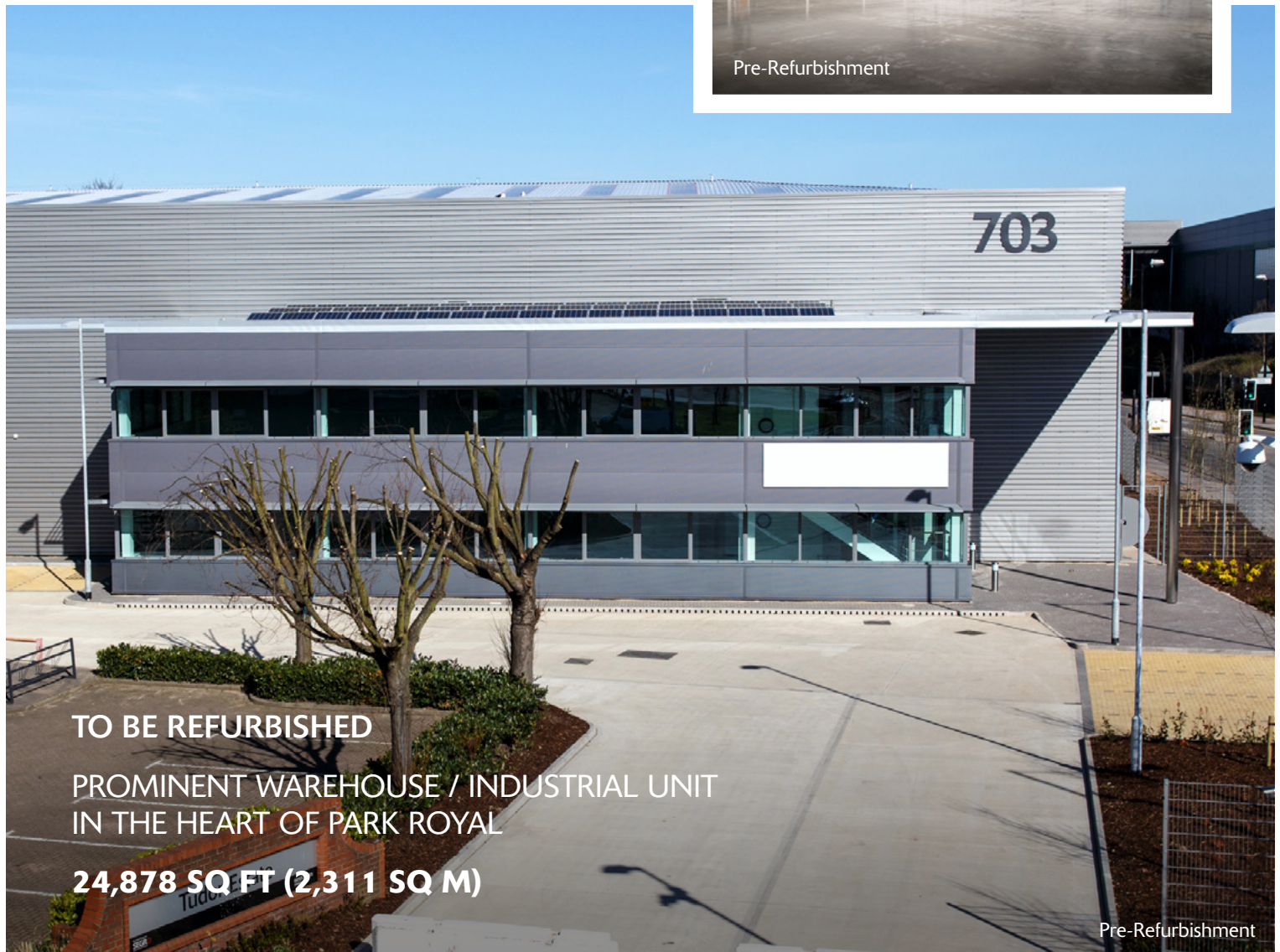


AVAILABLE Q3 2025

UNIT 703

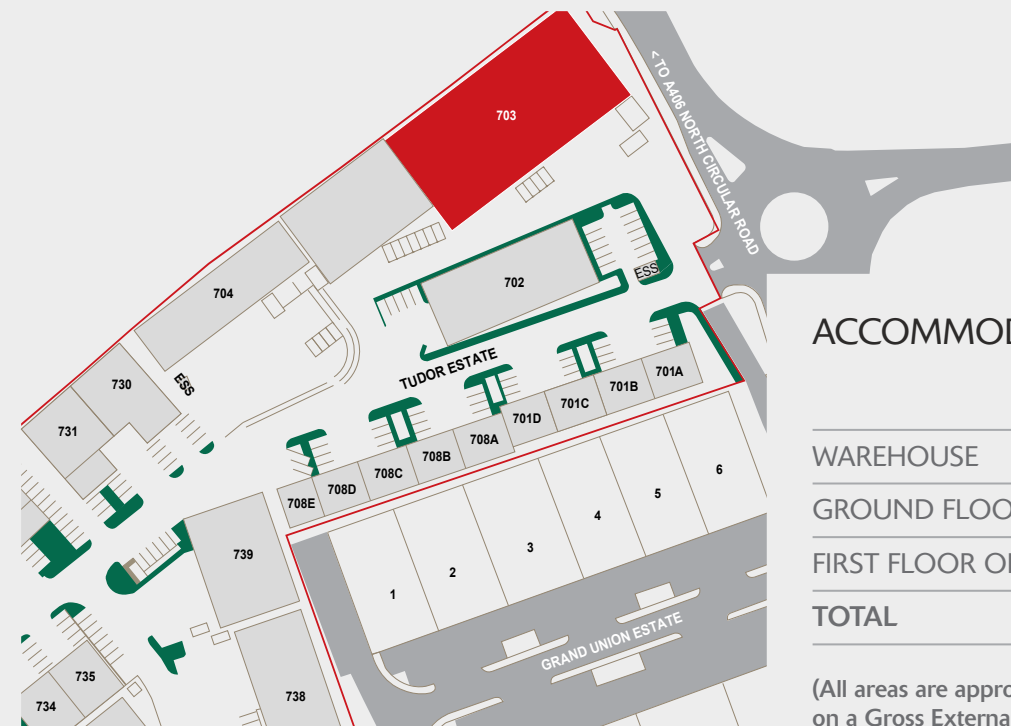
TUDOR ESTATE

PARK ROYAL NW10 7UN
📍 ///RELAX.STUFF.SHALL





SITE PLAN



ACCOMMODATION

	sq ft	sq m
WAREHOUSE	20,259	1,882
GROUND FLOOR OFFICE	2,281	212
FIRST FLOOR OFFICE	2,338	217
TOTAL	24,878	2,311

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

TUDOR ESTATE IS AN ESTABLISHED, WELL-MANAGED INDUSTRIAL ESTATE IN THE HEART OF PARK ROYAL

You'll be in good company with several well-known occupiers already established on the estate:



SPECIFICATION



To be refurbished



Photovoltaic panels



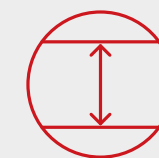
3-phase power



3 loading doors



Self contained yard



10 metres clear internal height



14 car parking spaces



Estate CCTV

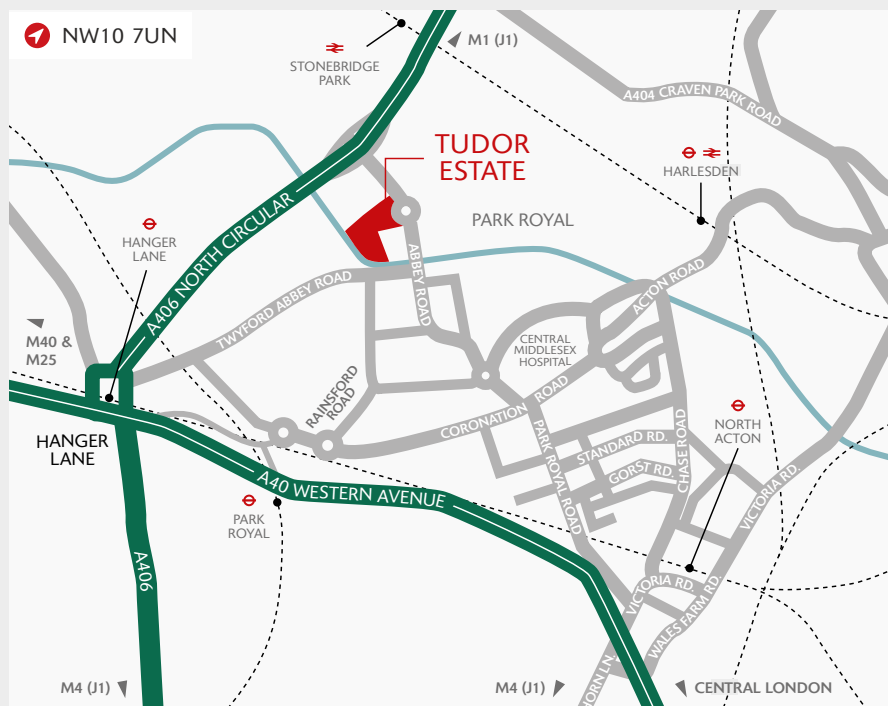


WC facilities



Targeting EPC A+ (post refurbishment)

- 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
- Park Royal** is a strategic business location with over 1,700 businesses and 43,100 employees
- Directly visible** from Abbey Road



DISTANCES

STONEBRIDGE PARK	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN	2.4 miles
NORTH ACTON	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 10.4 million square metres of space (112 million square feet) valued at £20.7 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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