

AVAILABLE NOW



# UNIT 702

## TUDOR ESTATE

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



**TO LET**

**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 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
<b>TOTAL</b>	<b>10,925 sq ft (1,015 sq m)</b>

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

#### SPECIFICATION

- 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

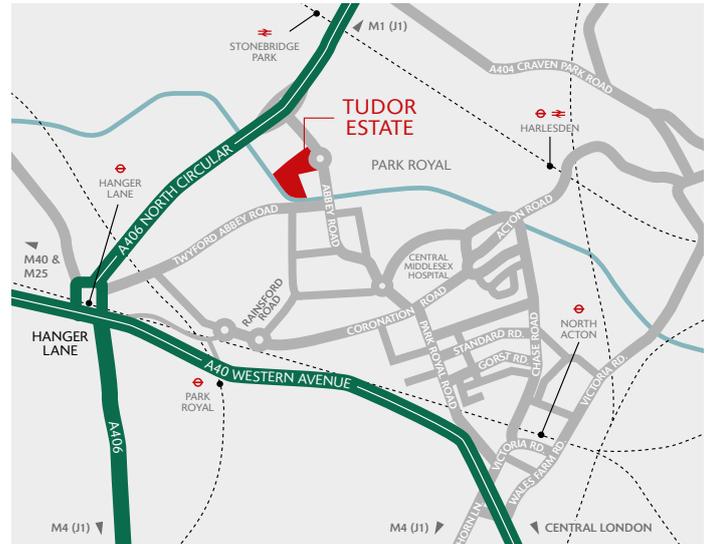
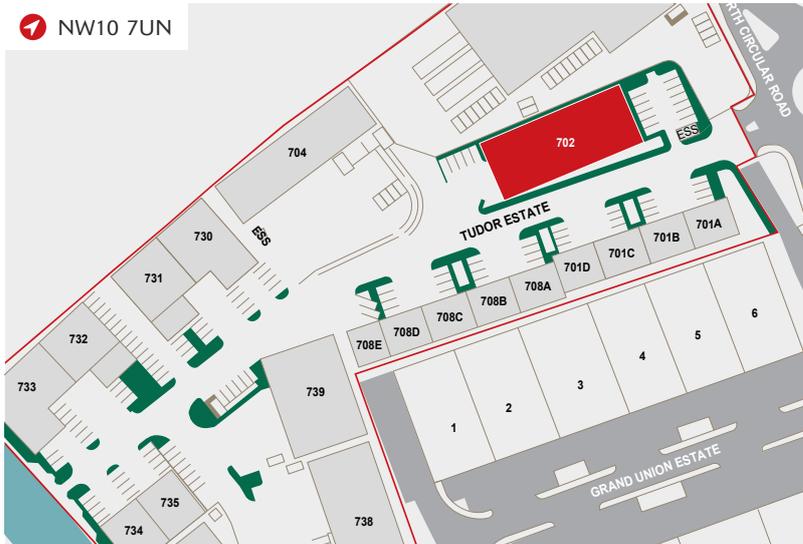
STONEBRIDGE PARK	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN	2.4 miles
NORTH ACTON	3.0 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
CENTRAL LONDON	8.6 miles
M40 (J1) / M25 (J16)	12.0 miles
HEATHROW AIRPORT	12.6 miles

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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/TUDORESTATE](http://SEGRO.COM/TUDORESTATE)**

Or, alternatively, please contact the joint agents:



01895 770122  
Patrick Rosso  
Stan Gibson  
YC Lau



020 3369 1855  
Alex Kington  
Callum Moloney



020 3369 1601  
Niamh Bell  
Luca Nardini

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 02/26.