AVAILABLE NOW





UNIT 701A

TUDOR ESTATE

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



TO BE REFURBISHED

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

1,812 SQ FT (168 SQ M)

SEGRO.com/tudorestate

SEGRO

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

TOTAL	1,812 sq ft (168 sq m)

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

SPECIFICATION

- 1 roller shutter door
- 3-phase power
- 4 car parking spaces
- LED warehouse lighting
- 3-phase power
- WC and kitchenette
- Estate CCTV
- 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

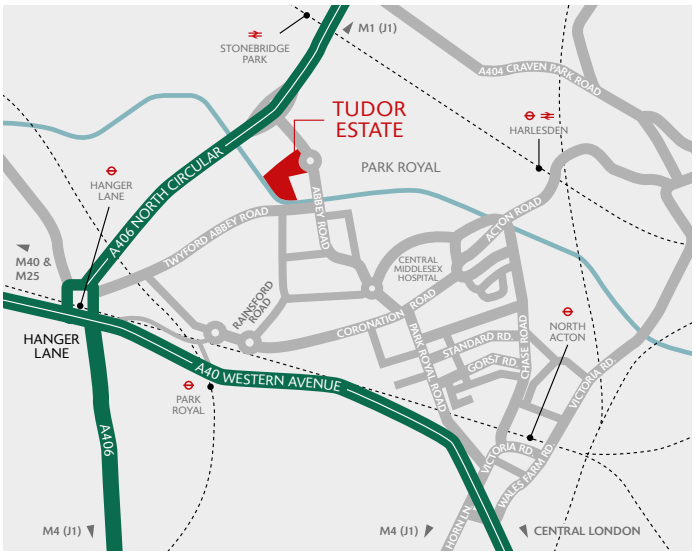
SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

NW10 7UN





FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/TUDORESTATE

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