AVAILABLE Q1 2027

UNIT 735

TUDOR ESTATE

PARK ROYAL NW10 7UN

///RELAX.STUFF.SHALL

Indicative Image

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TO LET

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

2,543 SQ FT (236 SQ M)

SEGRO

SEGRO.com/tudorestate

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	2,543 sq ft (236 sq m)

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

SPECIFICATION

- To be refurbished
- 8m clear height
- 32m yard depth
- 1 roller shutter door
- Floor loading & point load
- 8 car parking spaces
- LED warehouse lighting
- Carbon Neutral base build in operation
- Electric car charging points
- PV panels
- Estate CCTV
- EPC rating: A
- 24/7 on site security

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

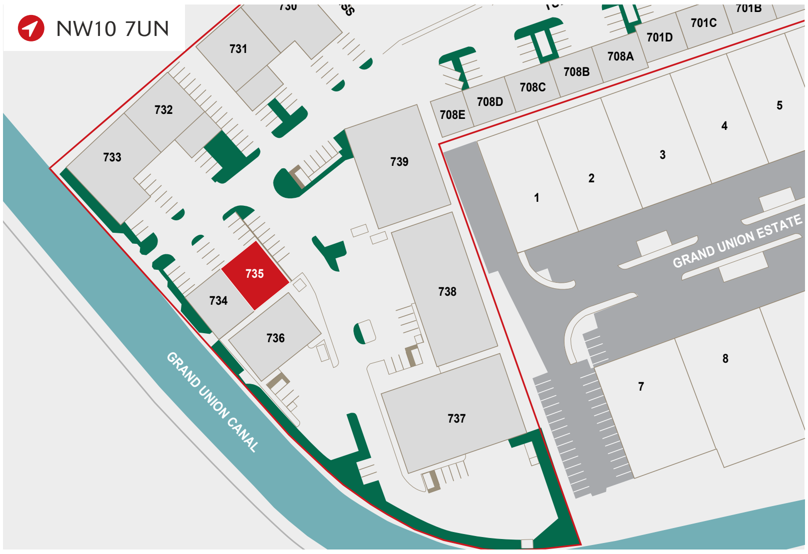
Source: Google maps

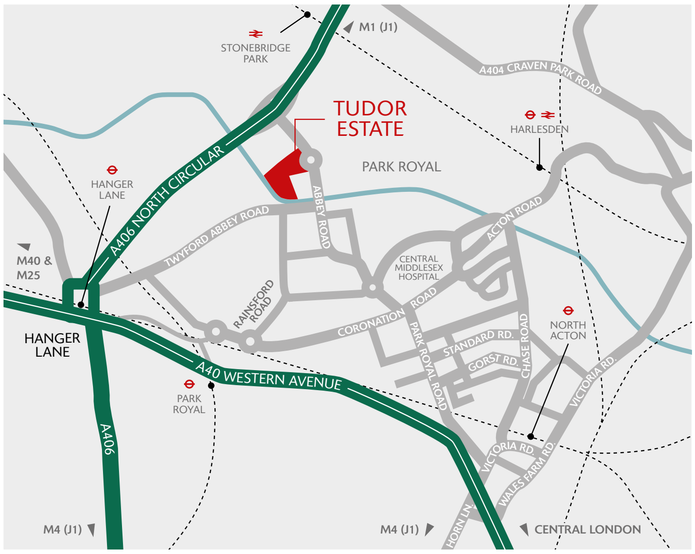
ABOUT SEGRO

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





FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/TUDORESTATE

Or, alternatively, please contact the joint agents:

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