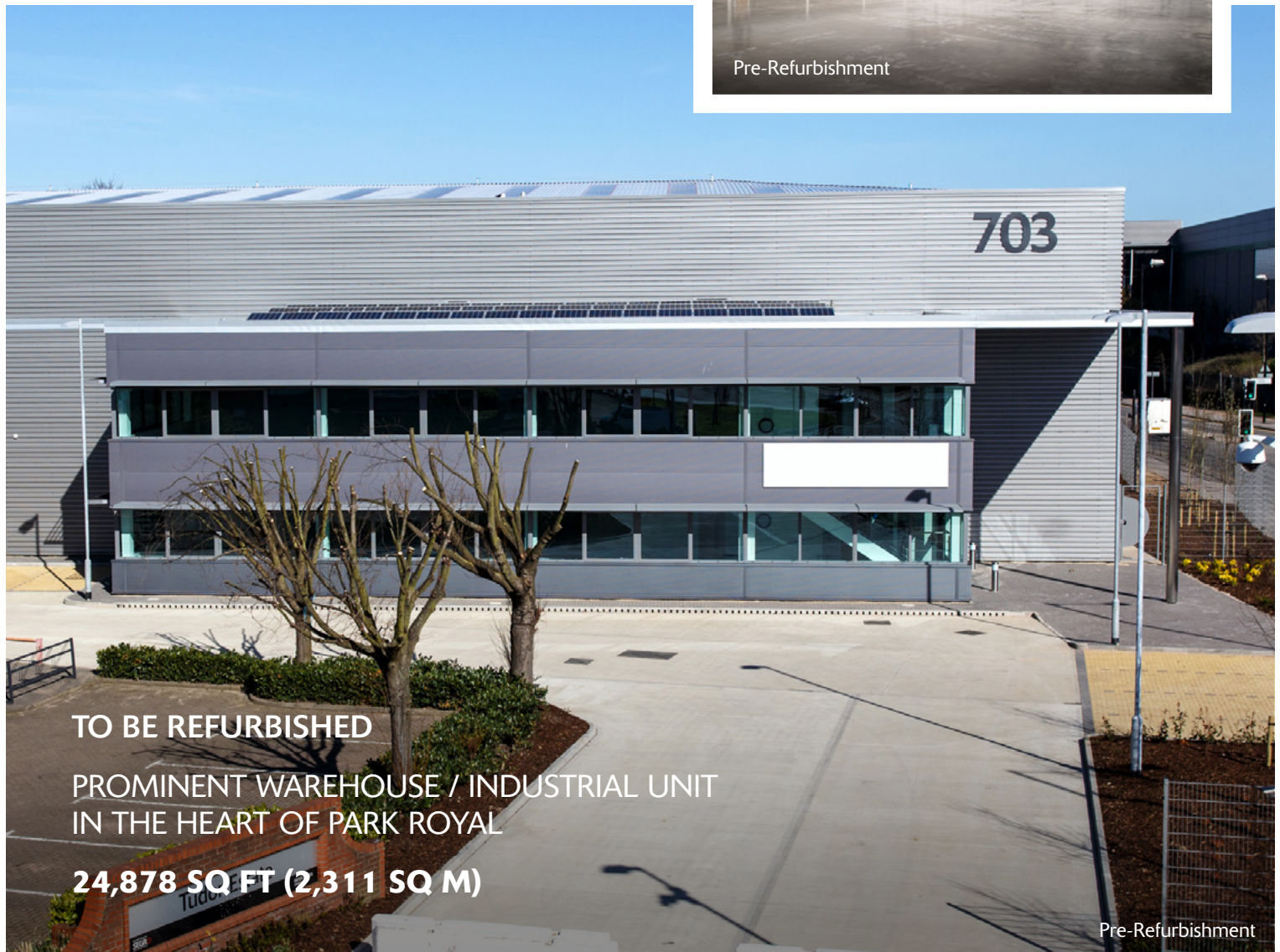


AVAILABLE Q3 2025

UNIT 703

TUDOR ESTATE

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





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:

MEIRAGTx

resapol

TPS for Volkswagen Group
Genuine Parts

Warmup

HG
WALTER



SITE PLAN

A site plan map of the Tudor Estate. Unit 703 is highlighted in red. The map shows various units (701A, 701B, 701C, 701D, 702, 703, 704, 705, 706, 707, 708A, 708B, 708C, 708D, 708E, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000) and surrounding roads.

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)

SPECIFICATION

To be refurbished

Photovoltaic panels

3-phase power

3 loading doors

Self contained yard

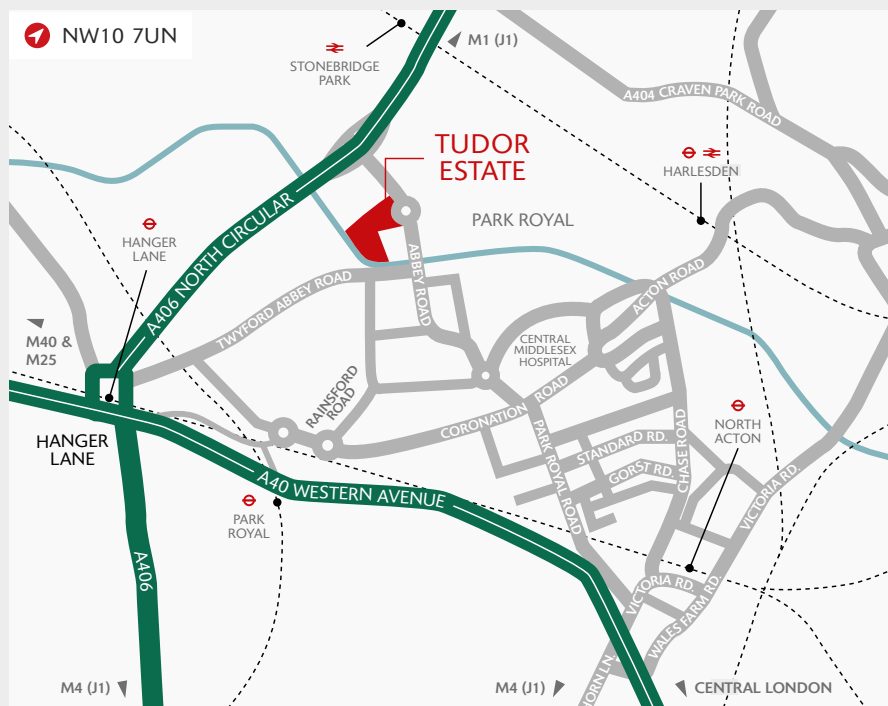
14 car parking spaces

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.

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FOR MORE INFORMATION, PLEASE VISIT
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