

AVAILABLE NOW  
RECENTLY REFURBISHED

# UNIT 1

## GRAND UNION TRADE PARK

PARK ROYAL NW10 7UL  
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**REFURBISHED**

WAREHOUSE / INDUSTRIAL UNIT  
IN PRIME PARK ROYAL LOCATION

**8,486 SQ FT (788 SQ M)**

- ✓ **Established**, prominent trade counter estate
- ✓ **Direct access** to the South of the A406 (North Circular Road), providing easy access to Central London and the national motorway network

📍 **Easily accessible** using Stonebridge Park Station and Greenford Underground (Central line) and Main Line station

★ **Prime location**. Grand Union is Park Royal's premier estate for Trade Counter occupiers. Other tenants include:



### ACCOMMODATION

WAREHOUSE	7,051 sq ft
GROUND FLOOR OFFICE	718 sq ft
FIRST FLOOR OFFICE	718 sq ft
<b>TOTAL</b>	<b>8,486 sq ft (788 sq m)</b>

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

### SPECIFICATION

- Recently undergone refurbishment
- 6m clear height
- 3-phase power
- 1 level access loading door
- First floor office space
- 5 car spaces within tenant's demise (2 of which are EV charging bays) and access to shared estate parking
- Male and Female WCs
- EPC - B41

### DISTANCES

A406	0.5 miles
PARK ROYAL STATION	1.1 miles
A40	1.4 miles
M4	5.6 miles
CENTRAL LONDON	9.5 miles
M40 (J1)	10 miles
HEATHROW AIRPORT	13 miles

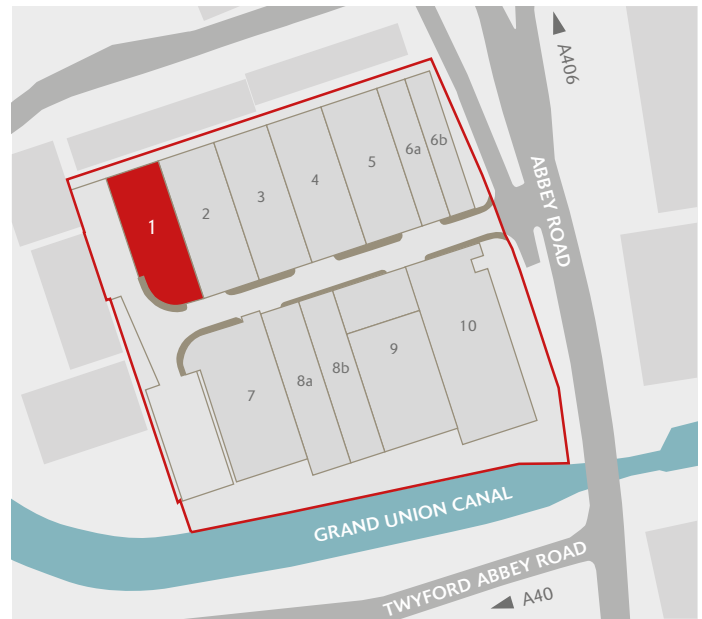
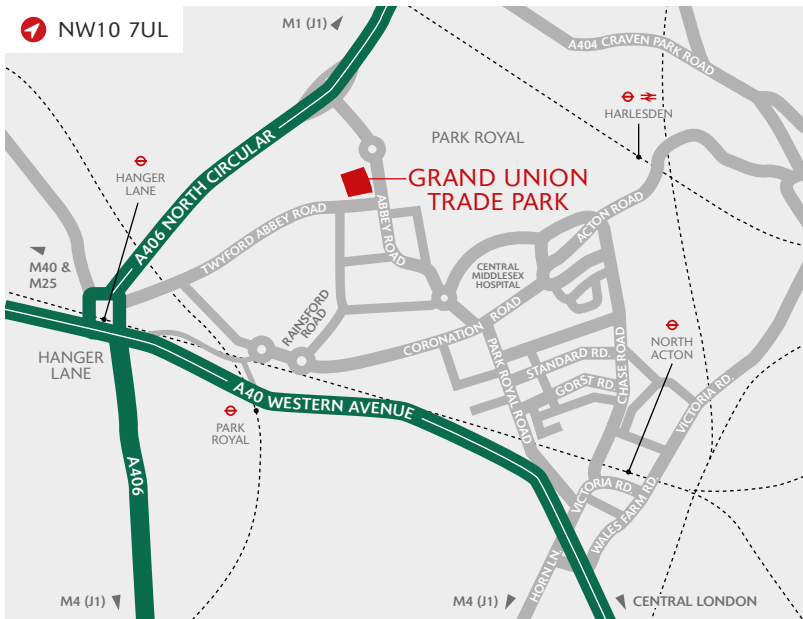
Source: Google maps

### 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/GRANDUNIONTRADEPARK](http://SEGRO.COM/GRANDUNIONTRADEPARK)**

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