

AVAILABLE NOW



UNIT 731

TUDOR ESTATE

PARK ROYAL NW10 7UN



TO LET

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

**5,793 SQ FT (538 SQ M)
///RELAX.STUFF.SHALL**

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, H. G. Walter 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

WAREHOUSE	4,683 sq ft
FIRST FLOOR OFFICE	1,110 sq ft
TOTAL	5,793 sq ft (538 sq m)

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

SPECIFICATION

- Fully refurbished
- 6m clear height
- 1 loading door
- 8 car parking spaces
- Carbon Neutral base build in operation
- Electric car charging points
- PV panels
- Estate CCTV
- EPC rating: A+

DISTANCES

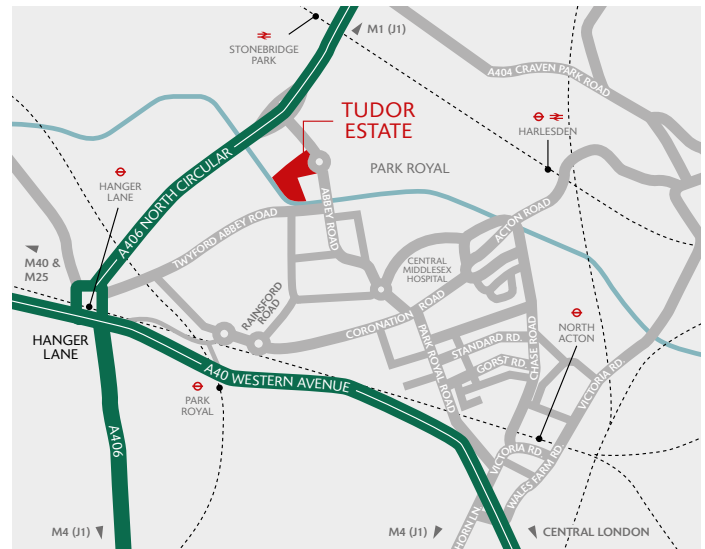
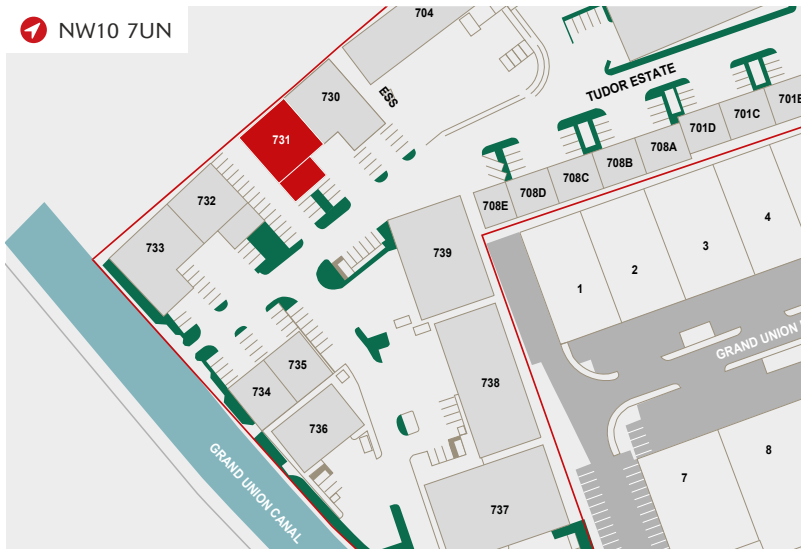
STONEBRIDGE PARK STATION	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN STATION	2.4 miles
NORTH ACTON STATION	3.0 miles
M1 (J1)	4.0 miles
M4 (J1)	5.2 miles
CENTRAL LONDON	8.6 miles
M40 (J1) / M25 (J16)	12.0 miles
HEATHROW AIRPORT	12.6 miles

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/TUDORESTATE

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