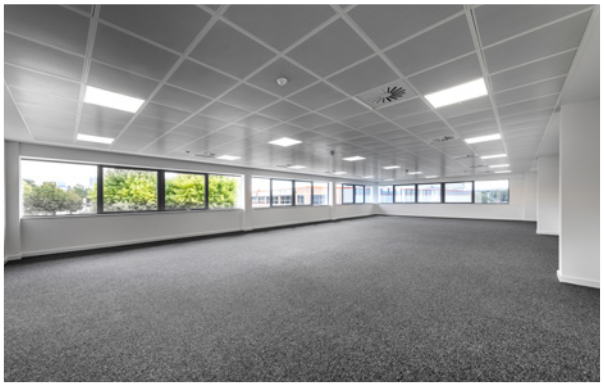
AVAILABLE NOW

UNIT 703

TUDOR ESTATE

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







TO LET

PROMINENT WAREHOUSE / INDUSTRIAL UNIT WITH LARGE SELF CONTAINED YARD IN THE HEART OF PARK ROYAL

24,878 SQ FT (2,311 SQ M)

Pre-Refurbishment

SEGRO.com/tudorestate

SEGRO



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

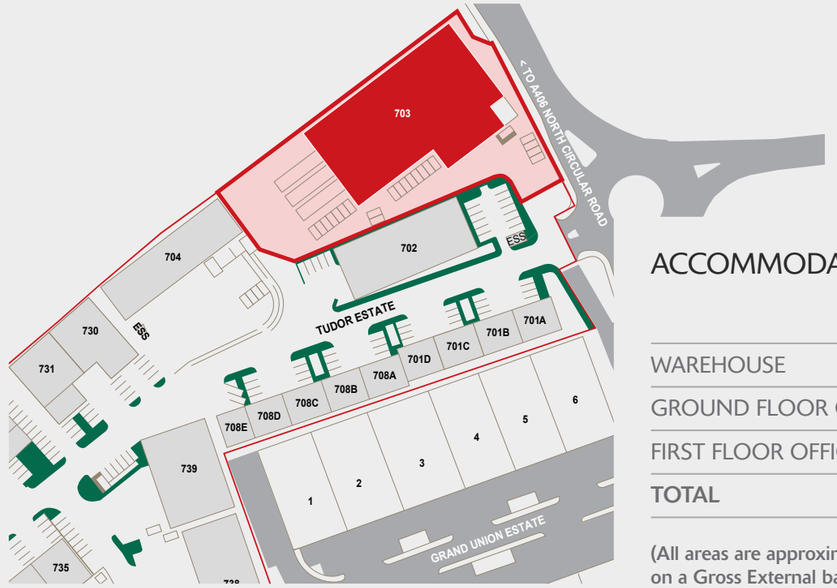
Warmup®







SITE PLAN



ACCOMMODATION

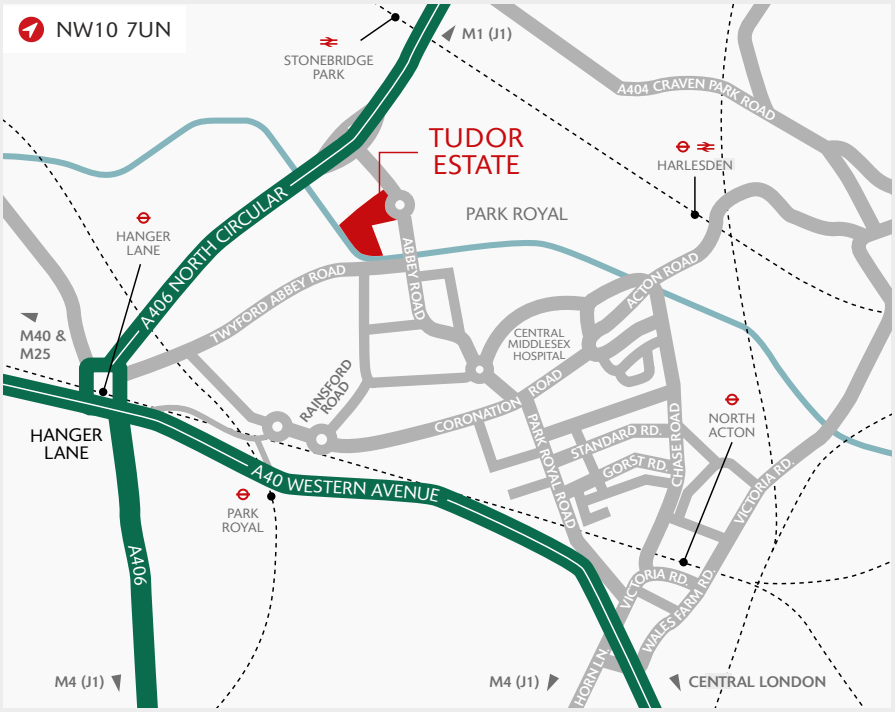
	sq ft	sq m
WAREHOUSE	20,259	1,882
GROUND FLOOR OFFICE	2,281	212
FIRST FLOOR OFFICE	2,338	217
TOTAL	**24,878**	**2,311**

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

SPECIFICATION

- Newly refurbished
- Photovoltaic panels
- 3-phase power
- 200 kVA current power provision with potential to upgrade
- 3 level loading doors
- Up to 33m self-contained yard
- 10 metres clear internal height
- 22 car parking spaces
- LED warehouse lighting
- Estate CCTV
- WC facilities
- Targeting EPC A+

- **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. 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

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