

AVAILABLE Q2 2023

UNIT 702

TUDOR ESTATE

PARK ROYAL NW10 7UN



Indicative Image



TO BE REFURBISHED

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

10,925 SQ FT (1,015 SQ M)

 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 Crown Paints

 Park Royal is a strategic business location with over 1,700 businesses and 43,100 employees

ACCOMMODATION

GROUND FLOOR OFFICE	2,025 sq ft
FIRST FLOOR OFFICE	2,046 sq ft
WAREHOUSE	6,854 sq ft
TOTAL	10,925 sq ft (1,015 sq m)

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

SPECIFICATION

- To be refurbished
- Allocated parking
- 3-phase power
- Estate CCTV
- EPC rating available upon request

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

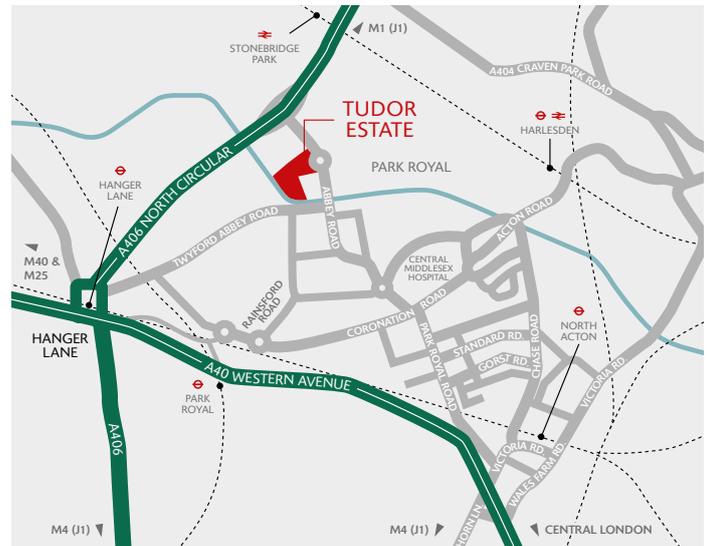
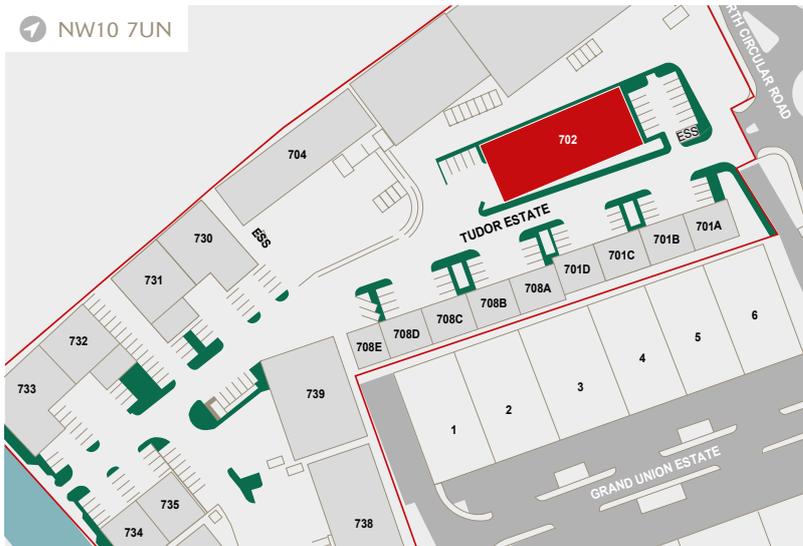
Source: Google maps

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 9.9 million square metres of space (106 million square feet) valued at £20.9 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

Or, alternatively, please contact the joint agents:



Robert Cohu
020 3151 0985

Will Fennell
020 3369 1601



Alex Kingston
020 3369 1855

Callum Moloney
020 3369 1860



Patrick Rosso
01895 770122

Isa Naeem
020 3151 1216

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 03/23.