

AVAILABLE NOW

UNIT 708A

TUDOR ESTATE

PARK ROYAL NW10 7UN



Indicative Image



RECENTLY REFURBISHED

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

1,755 SQ FT (163 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 Meira GTX

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

Directly visible from Abbey Road

ACCOMMODATION

TOTAL 1,755 sq ft
(163 sq m)

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

SPECIFICATION

- 1 roller shutter door
- 2.9 metres clear internal height
- 4 car parking spaces
- 24-hour access and use
- Estate CCTV
- EPC rating available upon request
- 3 phase power
- WC

DISTANCES

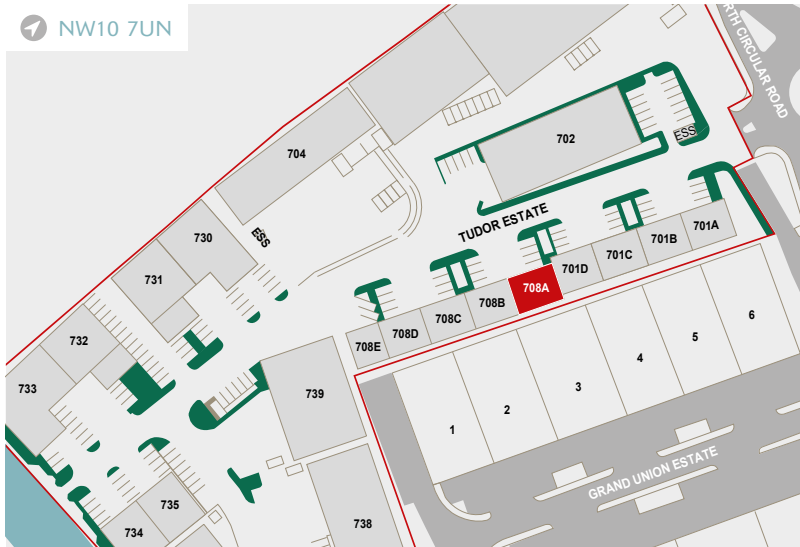
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|--------------------------|------------|
| STONEBRIDGE PARK STATION | 0.7 miles |
| A40 WESTERN AVENUE | 1.2 miles |
| HARLESDEN STATION | 2.4 miles |
| NORTH ACTON STATION | 3.0 miles |
| M1 (J1) | 4.0 miles |
| M4 (J1) | 5.2 miles |
| CENTRAL LONDON | 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

Or, alternatively, please contact the joint agents:



Robert Cohu
020 3151 0985

Niamh Bell
020 3369 1601



Alex Kingston
020 3369 1855

Callum Moloney
020 3369 1860



Patrick Rosso
01895 770122

Isa Naeem
020 3151 1216

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