

AVAILABLE NOW



# UNIT 731

## TUDOR ESTATE

PARK ROYAL NW10 7UN




**TO LET**  
5,793 sq ft  
1338 sq m


Colliers  
020 7493 4000


**TO LET**

**MODERN WAREHOUSE / INDUSTRIAL  
UNIT ON A WELL-MANAGED ESTATE**

**5,793 SQ FT (538 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

WAREHOUSE	4,683 sq ft
FIRST FLOOR OFFICE	1,110 sq ft
<b>TOTAL</b>	<b>5,793 sq ft</b> (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

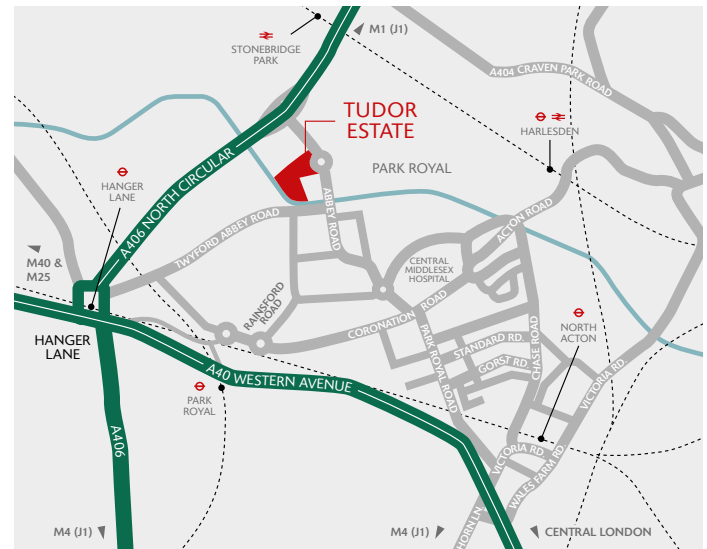
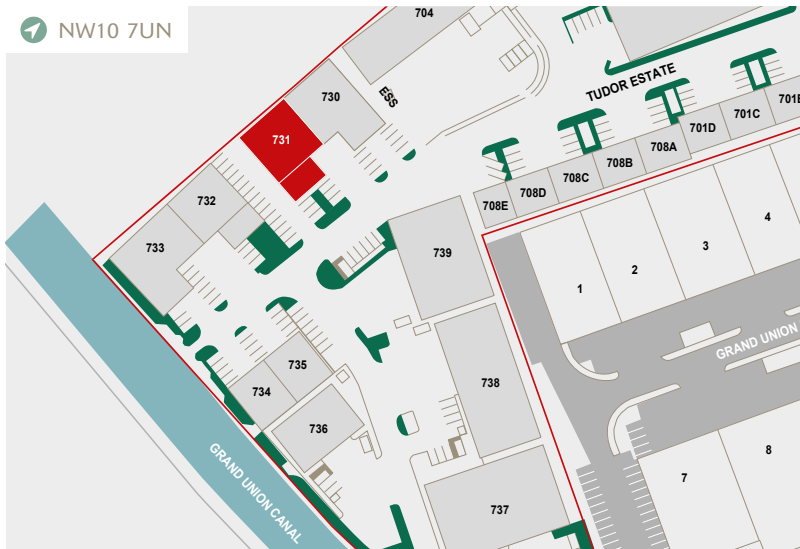
Source: Google maps

## 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 8.8 million square metres of space (95 million square feet) valued at £17.1 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 contact the joint agents:



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](mailto:marcomms@SEGRO.com). 03/22.

Robert Cohu  
robert.cohu@montagu-evans.co.uk  
Jody Smith  
jody.smith@montagu-evans.co.uk

Alex Kington  
alex.kington@logixproperty.com  
Callum Moloney  
callum.moloney@logixproperty.com

Patrick Rosso  
patrick.rosso@colliers.com  
Isa Naeem  
isa.naeem@colliers.com