

UNIT 731 - TUDOR ESTATE, TUDOR ESTATE

LONDON NW10 7UN



Highly sustainable modern warehouse building available within a prime Park Royal estate.

INDUSTRIAL

TO LET

5,793 SQ FT

(538.19 SQ M)

- 6m eaves height
- Electric level access loading door
- Net Zero Carbon based build in operation
- 8 car parking spaces per unit
- EPC A+
- Estate CCTV
- 24 hour access and use

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OVERVIEW

| | |
|----------------|--------------------------|
| Available Size | 5,793 sq ft |
| Rent | £32.50 per sq ft Quoting |
| Business Rates | N/A |
| Service Charge | £0.56 per sq ft |
| EPC Rating | Upon enquiry |

DESCRIPTION

The unit has been fully refurbished to an exceptionally high standard and is now Net Zero Carbon in operation with an EPC A+

The property comprises a warehouse of steel portal frame construction as well as fully fitted first floor offices. The Tudor Estate offers excellent connectivity via the A406 North Circular Road linking to the A40, as well as public transport from Stonebridge Park, Hanger Lane and Park Royal tube station.

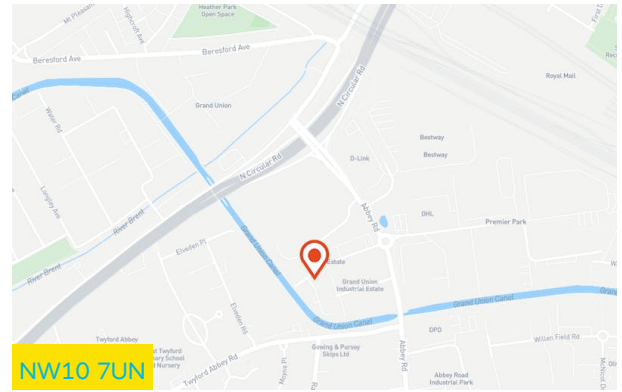
LOCATION

731 Tudor Estate is a very prominent site with exceptional access to the A406, A40, the national motorway network and Central London. Tudor Estate is highly accessible with Stonebridge Park overground and Underground Station (Bakerloo Line) only a short walk away. Park Royal is also a strategic business location with over 1,700 businesses and 43,100 employee

ACCOMMODATION

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|------------|-------|--------|--------------|
| Unit - 731 | 5,793 | 538.19 | Available |
| Total | 5,793 | 538.19 | |



VIEWING & FURTHER INFORMATION

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