

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

UNIT 731 - TUDOR ESTATE, TUDOR ESTATE, LONDON, NW10 7UN

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.

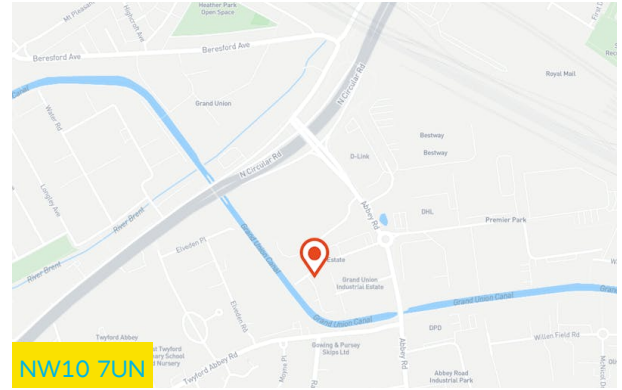
LOCATION

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

NIAMH BELL

07920 418 012

niamh.bell@montagu-evans.co.uk

CAMERON AITCHISON

07721599643

cameron.aitchison@montagu-evans.co.uk

ROBERT COHU

0203 004 2912 | 07341 090165

robert.cohu@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 18/11/2024