

AVAILABLE NOW

# UNIT 701A

## TUDOR ESTATE

PARK ROYAL NW10 7UN  
📍 ///RELAX.STUFF.SHALL



**TO BE REFURBISHED**

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

**1,812 SQ FT (168 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 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 1,812 sq ft  
(168 sq m)

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

## SPECIFICATION

- 1 roller shutter door
- 3-phase power
- 4 car parking spaces
- LED warehouse lighting
- 3-phase power
- WC and kitchenette
- Estate CCTV
- EPC rating available upon request

## DISTANCES

STONEBRIDGE PARK	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN	2.4 miles
NORTH ACTON	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

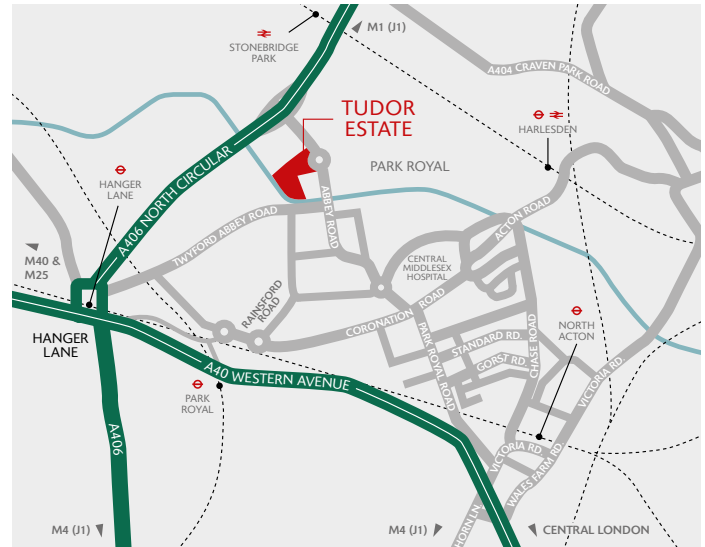
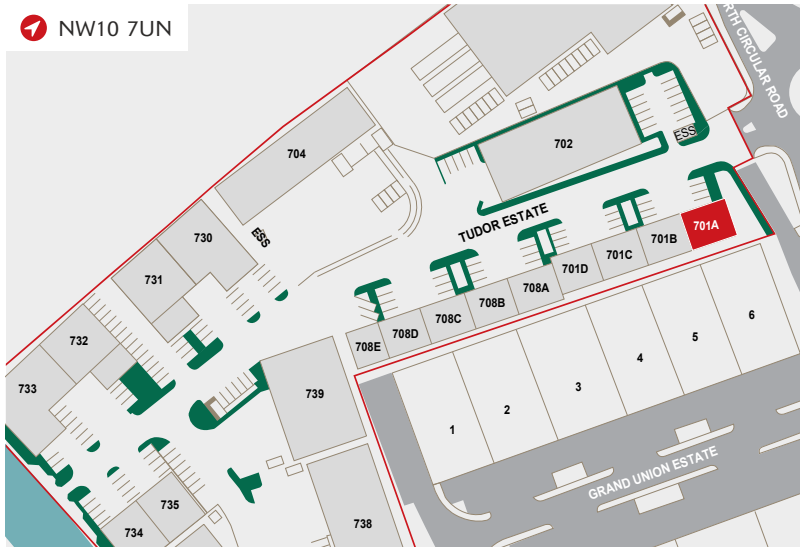
Source: Google maps

## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](http://SEGRO.com)



FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/TUDORESTATE**

Or, alternatively, please contact the joint agents:



James Miller  
020 3369 1601  
Katy Kenealy  
020 3369 1130



Alex Kington  
020 3369 1855  
Callum Moloney  
020 3369 1860



Patrick Rosso  
01895 770122  
Stan Gibson  
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](mailto:marcomms@SEGRO.com). June 2026.