

AVAILABLE NOW



UNIT 731

TUDOR ESTATE

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



TO LET

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

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 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

| | |
|--------------------|----------------------------------|
| WAREHOUSE | 4,683 sq ft |
| FIRST FLOOR OFFICE | 1,110 sq ft |
| TOTAL | 5,793 sq ft (538 sq m) |

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

SPECIFICATION

- Fully refurbished
- 6m clear height
- 1 loading door
- 1 roller shutter door
- 8 car parking spaces
- LED warehouse lighting
- Carbon Neutral base build in operation
- Electric car charging points
- PV panels
- Estate CCTV
- EPC rating: A+

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 |

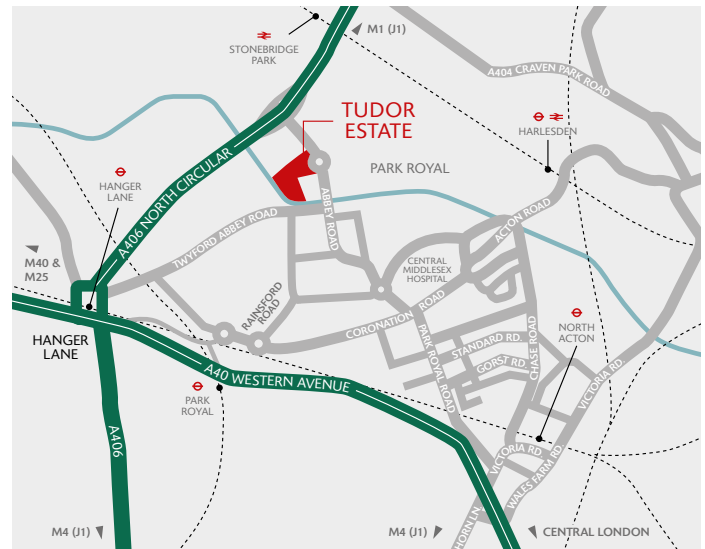
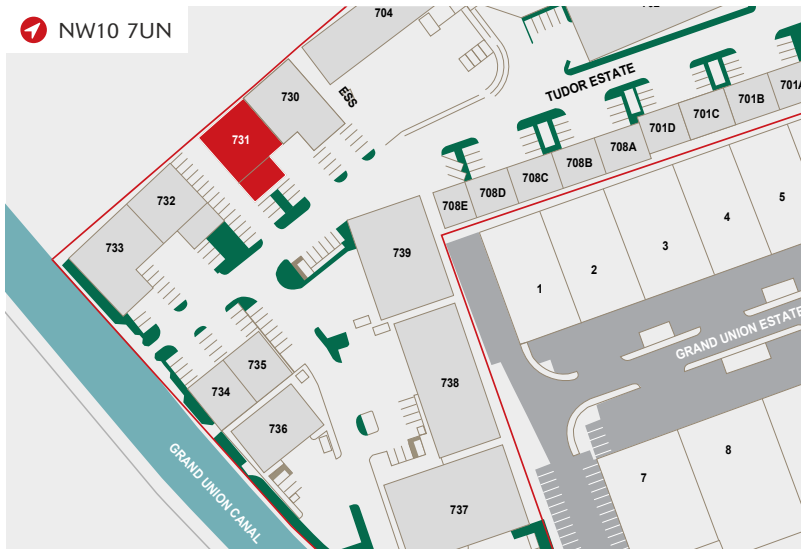
Source: Google maps

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](https://www.segro.com)



FOR MORE INFORMATION, PLEASE VISIT
[SEGRO.COM/TUDORESTATE](https://www.segro.com/tudorestate)

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