

AVAILABLE NOW

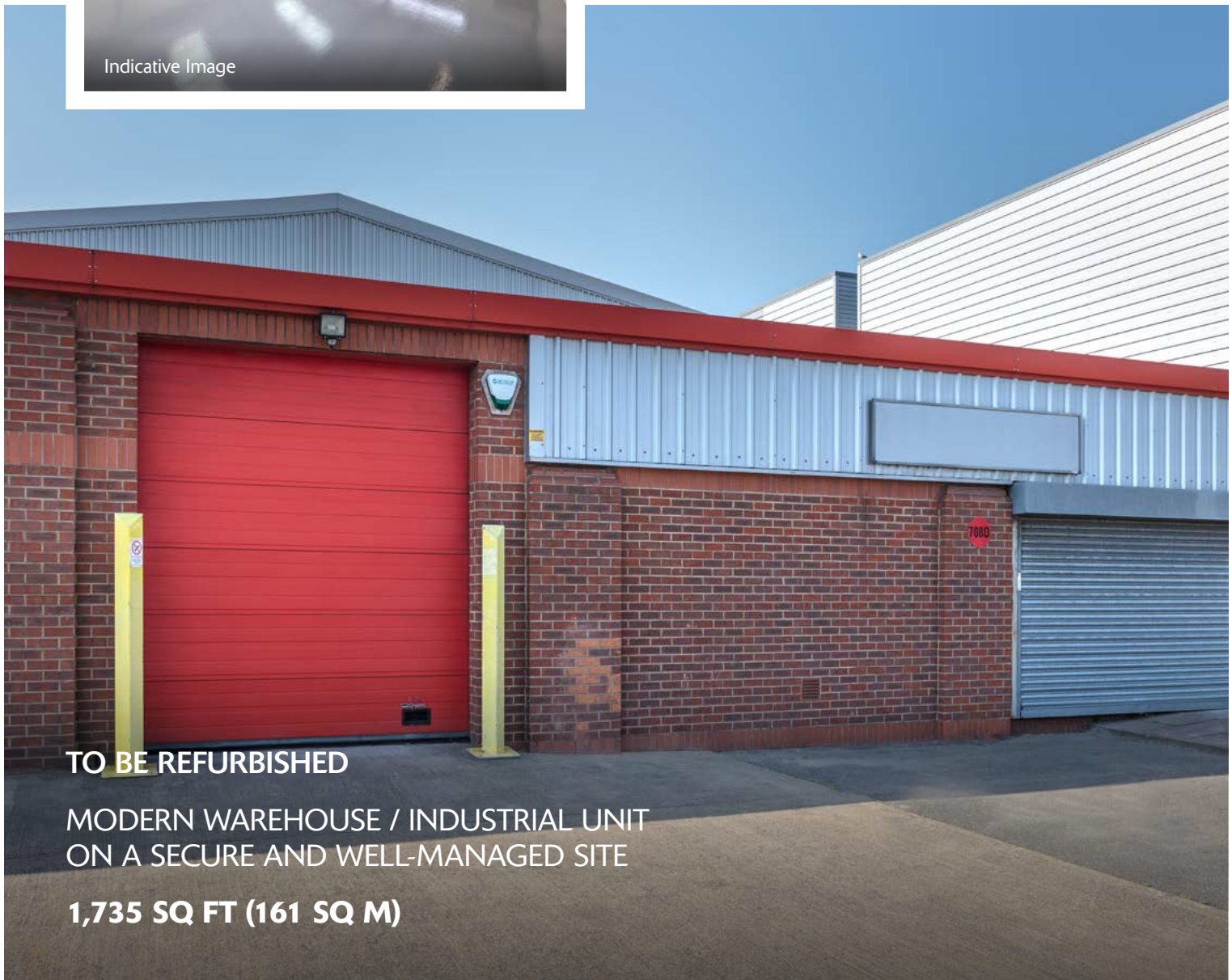
# UNIT 708D

## TUDOR ESTATE

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



Indicative Image



**TO BE REFURBISHED**

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

**1,735 SQ FT (161 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 1,735 sq ft  
(161 sq m)

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

## SPECIFICATION

- 2.9 metres clear internal height
- 1 roller shutter door
- 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

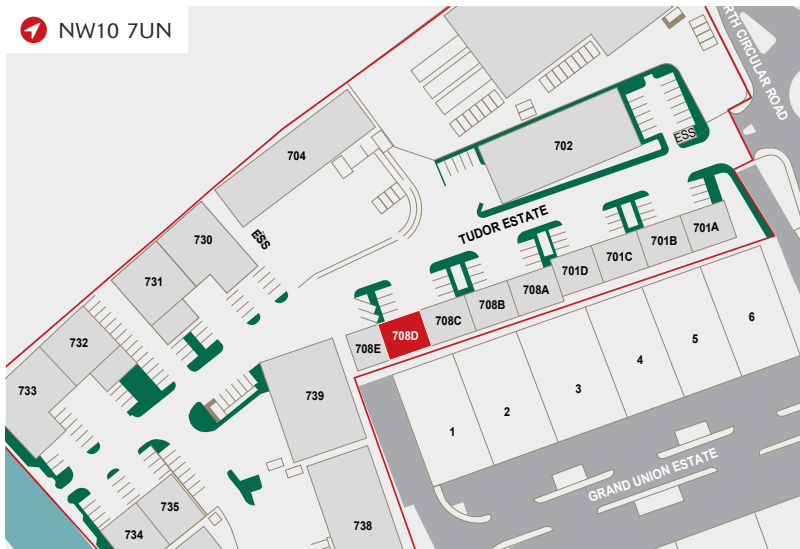
Source: Google maps

## 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**

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