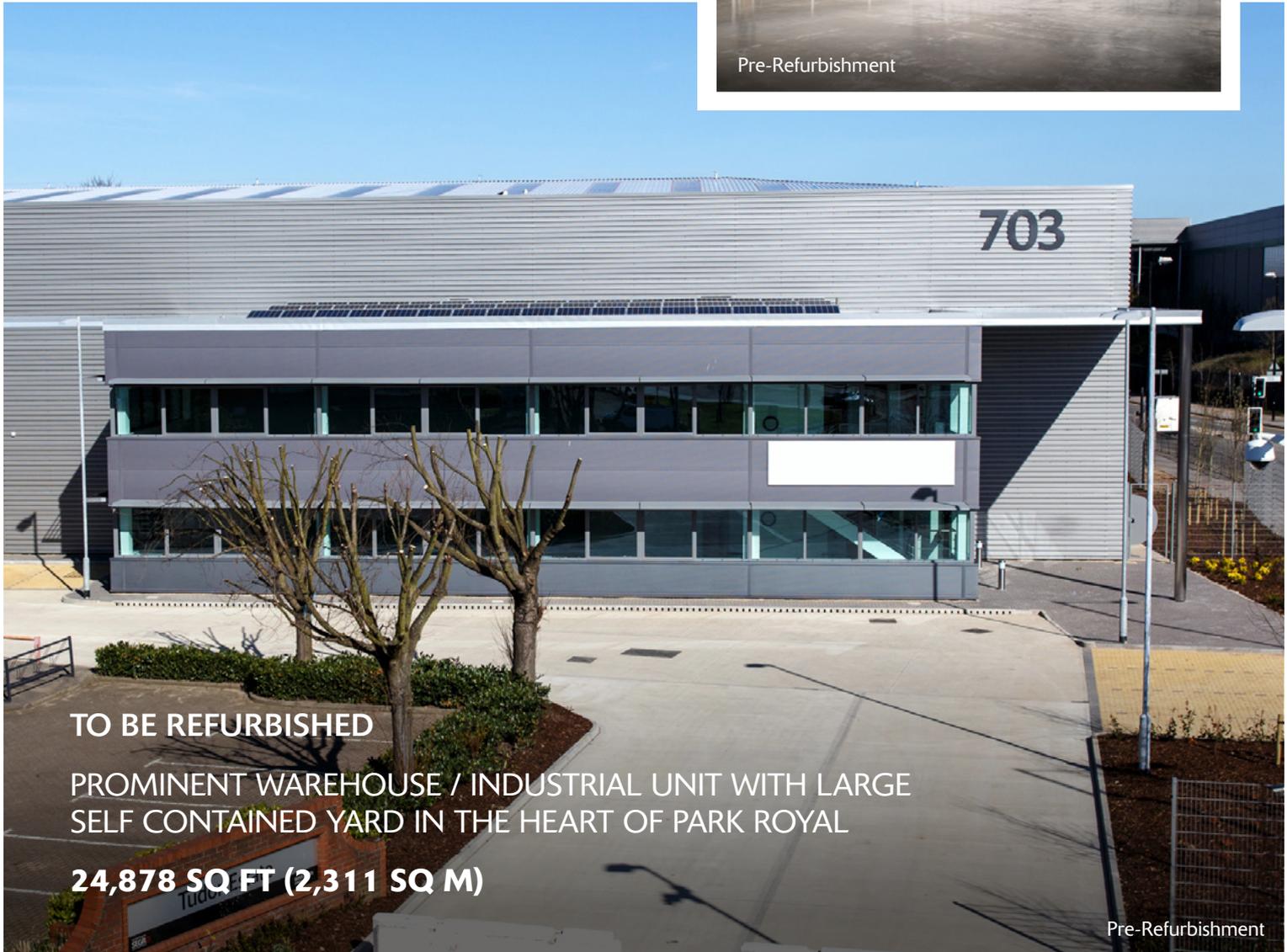


AVAILABLE Q3 2026

# UNIT 703

## TUDOR ESTATE

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





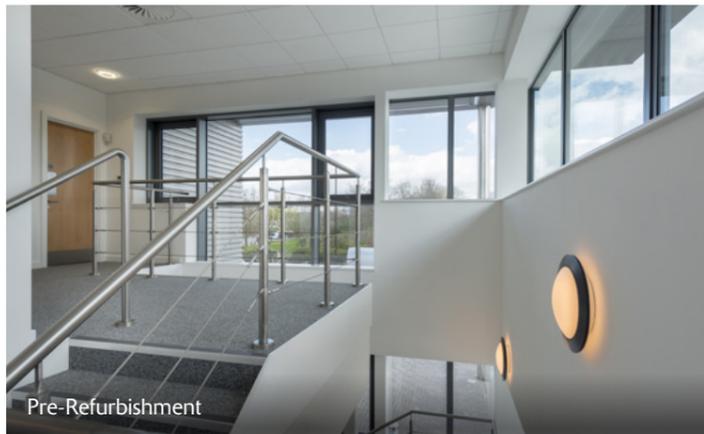
UNIT 703



Pre-Refurbishment



Pre-Refurbishment



Pre-Refurbishment



Pre-Refurbishment

## SITE PLAN



## ACCOMMODATION

	sq ft	sq m
WAREHOUSE	20,259	1,882
GROUND FLOOR OFFICE	2,281	212
FIRST FLOOR OFFICE	2,338	217
<b>TOTAL</b>	<b>24,878</b>	<b>2,311</b>

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

TUDOR ESTATE IS AN ESTABLISHED, WELL-MANAGED INDUSTRIAL ESTATE IN THE HEART OF PARK ROYAL

You'll be in good company with several well-known occupiers already established on the estate:



## SPECIFICATION



To be refurbished



Photovoltaic panels



3-phase power



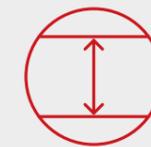
200 kVA current power provision with potential to upgrade



3 loading doors



Up to 33m self contained yard



10 metres clear internal height



22 car parking spaces



Estate CCTV

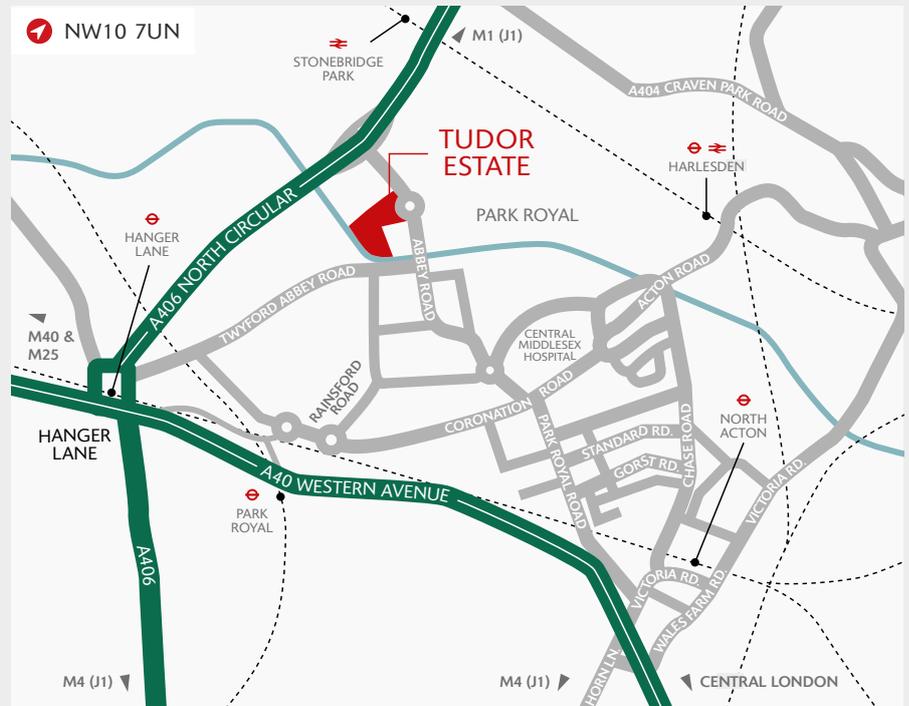


WC facilities



Targeting EPC A+ (post refurbishment)

-  **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
-  **Park Royal** is a strategic business location with over 1,700 businesses and 43,100 employees
-  **Directly visible** from Abbey Road



#### 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, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/TUDORESTATE](http://SEGRO.COM/TUDORESTATE)**

Or, alternatively, please contact the joint agents:



01895 770122  
Patrick Rosso  
Stan Gibson  
YC Lau



020 3369 1855  
Alex Kington  
Callum Moloney



020 3369 1601  
Nick Peters  
Luca Nardini

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