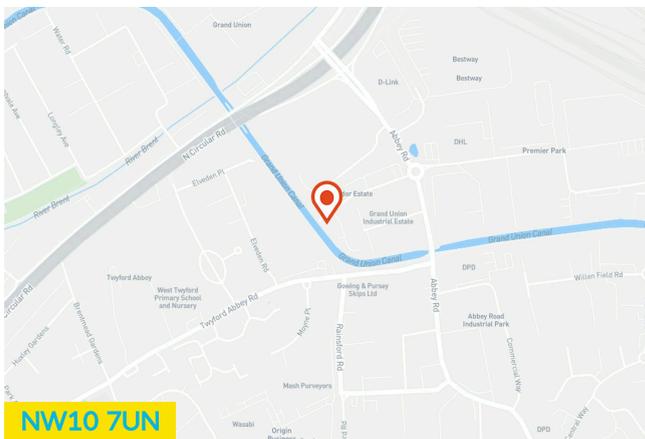


# TO LET, INDUSTRIAL, 24,878 SQ FT TUDOR ESTATE, PARK ROYAL, LONDON, NW10 7UN



24,878 sq ft industrial building in the heart of Park Royal



- Photovoltaic Panels
- 3-phase power
- 3 Loading Doors
- Self Contained Yard
- 22 Car Parking Spaces
- Estate CCTV
- WC Facilities
- Targeting EPC A+ (post refurbishment)
- 200kVA Current Power Provision with Potential to Upgrade
- 10m Clear Internal Height

# TUDOR ESTATE, PARK ROYAL, LONDON, NW10 7UN

## OVERVIEW

Available Size	24,878 sq ft
Rent	Rent on application
Service charge	£0.56 per sq ft
Estate charge	n/a
EPC	-

## DESCRIPTION

Unit 703 as Tudor Estate is a prominent industrial/warehouse unit offering 24,878sqft of high-quality space, comprising a large warehouse, ground and first floor offices, and a secure yard. The unit is currently undergoing refurbishment and is targeting an EPC A+ rating upon completion. Key features include three loading doors, estate CCTV, photovoltaic panels, and 14 dedicated car parking spaces. The unit benefits from 3 phase power, WC facilities, and excellent natural light, making it ideal for a range of occupiers.

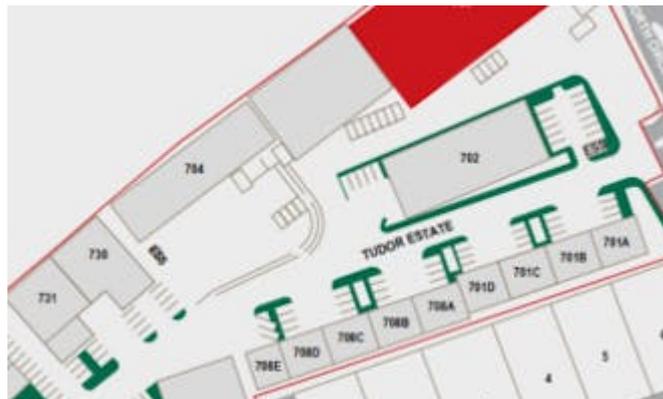
## LOCATION

Tudor Estate is a well-managed and established industrial estate located in the heart of Park Royal, one of London's most strategic logistics hubs. The estate offers good connectivity, with easy access to the A406 (North Circular) and A40 (Western Avenue), providing fast routes to Central London, the M1, M4, M40 and M25 motorway networks. Public transport links are also excellent, with Stonebridge Park Station (Overground and Bakerloo Line) just a short walk away. Park Royal is home to 1,700 businesses and more than 43,000 employees, making it a vibrant and well connected business location.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	2,281	211.91	Available
1st - First Floor Office	2,338	217.21	Available
Unit - Warehouse	20,259	1,882.12	Available
<b>Total</b>	<b>24,878</b>	<b>2,311.24</b>	



## VIEWING & FURTHER INFORMATION

### LUCA NARDINI

07795 501 905

luca.nardini@montagu-evans.co.uk

### NICHOLAS PETERS

07842301063

nicholas.peters@montagu-evans.co.uk

### ZAHRA BHOJANI

+44 7920 741093

zahra.bhojani@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://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 15/01/2025