

PARK ROYAL NW10 7UN

PARK ROYAL

TUDOR ESTATE

AVAILABILITY

WAREHOUSE / INDUSTRIAL UNITS
CLOSE TO THE A406



TUDOR ESTATE

FLEXIBLE SPACE FOR DYNAMIC BUSINESS REQUIREMENTS

WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 1,735 SQ FT.

Tudor Estate provides the opportunity for companies to locate to a vibrant and established business environment, with direct access from Abbey Road to the North Circular (A406). A range of different sized units all benefit from level loading access and generous car parking provision, amongst well-known occupiers.



- Prominent site with exceptional access to the A406, A40, the national motorway network and Central London
- Local occupiers include Bleep UK PLC, Warmup, Elite Moving Systems, Premier Moves, Resapol, H. G. Walter and Crown Paints
- Highly accessible with Stonebridge Park overland 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

TUDOR ESTATE IS HOME TO ESTABLISHED LOCAL OCCUPIERS:



NW10 7UN



DRIVING DISTANCES

STONEBRIDGE PARK STATION	0.7 miles
A40 WESTERN AVENUE	1.2 miles
HARLESDEN STATION	2.4 miles
NORTH ACTON STATION	3.0 miles
M1 (JUNCTION 1)	4.0 miles
M4 (JUNCTION 1)	5.2 miles
CENTRAL LONDON	8.6 miles
M40 (J1) / M25 (J16)	12.0 miles
HEATHROW AIRPORT	12.6 miles

Source: Google maps

LOCAL AMENITIES

ACE CAFÉ	0.5 miles
POST OFFICE	1.0 miles
ASDA SUPERSTORE	1.1 miles

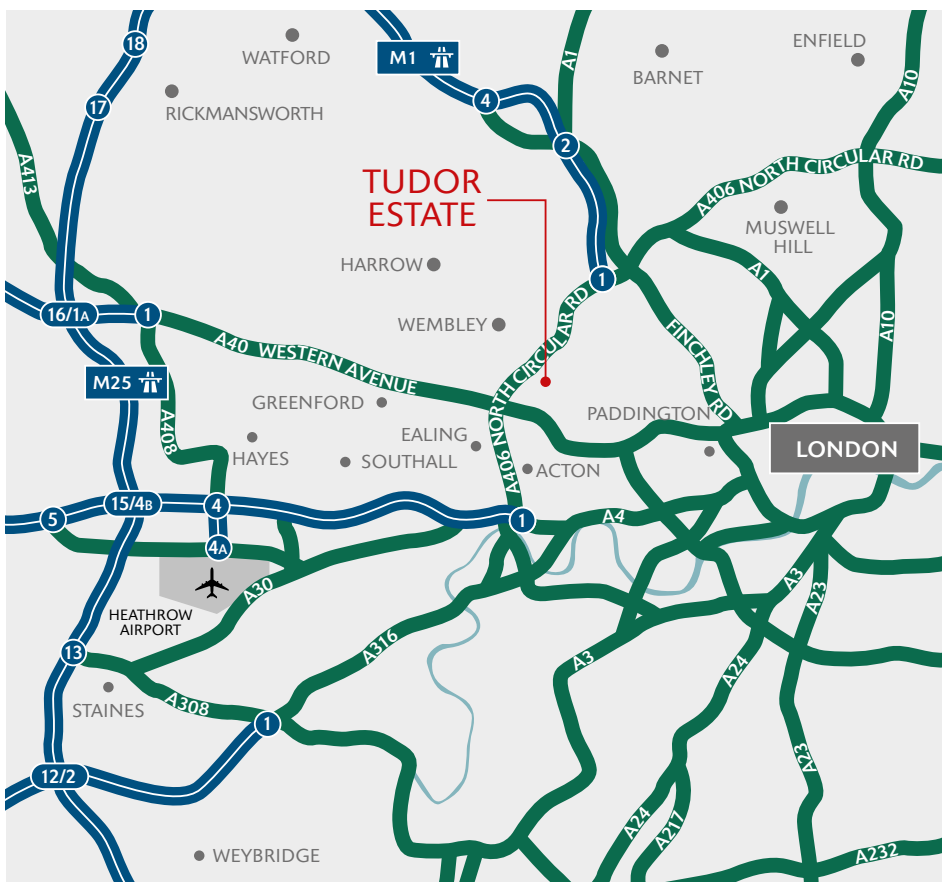
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7 million square metres of space (75 million square feet) valued at £11 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 eight other European countries.

See SEGRO.com for further information.



For more information, please contact the joint agents:



Luca Nardini
luca.nardini@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk



Alex Kington
alex.kington@altusgroup.com
Callum Moloney
callum.moloney@altusgroup.com



Patrick Rosso
patrick.rosso@colliers.com
Isa Naeem
isa.naeem@colliers.com

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. 07/19.




SEGRO

SEGRO.com

PARK ROYAL NW10 7UN

TUDOR ESTATE

AVAILABILITY

701A		Warehouse TOTAL	1,812 sq ft 1,812 sq ft 168 sq m	Available	<ul style="list-style-type: none">• Undergoing refurbishment• 1 roller shutter door• 4 car parking spaces• 24 hour access and use• Estate CCTV• EPC rating available upon request
708D		Warehouse TOTAL	1,735 sq ft 1,735 sq ft 161 sq m	Available	<ul style="list-style-type: none">• Undergoing refurbishment• 1 roller shutter door• 4 car parking spaces• 24 hour access and use• Estate CCTV• EPC rating available upon request
708E		Warehouse TOTAL	1,177 sq ft 1,177 sq ft 109 sq m	Available	<ul style="list-style-type: none">• Undergoing refurbishment• 1 roller shutter door• 3 car parking spaces• 24 hour access and use• Estate CCTV• EPC rating available upon request

All areas are approximate and measured on a Gross External basis



5 Bolton Street, London, W1J8BA

020 7493 4002

www.montagu-evans.co.uk

Luca Nardini
luca.nardini@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk



Alex Kington
alex.kington@altusgroup.com
Callum Moloney
callum.moloney@altusgroup.com



01895 813344
www.colliers.com/uk/industrial

Patrick Rosso
patrick.rosso@colliers.com
Isa Naeem
isa.naeem@colliers.com

SEGro.com/parkroyal

SEGro
100 YEARS OF THE
EXTRAORDINARY

PARK ROYAL NW10 7UN

TUDOR ESTATE

AVAILABILITY

731



Warehouse
First Floor Office
TOTAL

4,683 sq ft
1,110 sq ft
5,793 sq ft
538 sq m

Available
Q1 2020

- Undergoing refurbishment
- 6m clear height
- 1 loading door
- First floor office
- 8 car parking spaces
- 24 hour access and use
- Estate CCTV
- EPC rating available upon request

All areas are approximate and measured on a Gross External basis



5 Bolton Street, London, W1J8BA

020 7493 4002

www.montagu-evans.co.uk

Luca Nardini
luca.nardini@montagu-evans.co.uk
Jody Smith
jody.smith@montagu-evans.co.uk



Alex Kington
alex.kington@altusgroup.com
Callum Moloney
callum.moloney@altusgroup.com



01895 813344
www.colliers.com/uk/industrial

Patrick Rosso
patrick.rosso@colliers.com
Isa Naeem
isa.naeem@colliers.com

SEGRO.com/parkroyal

SEGRO
100 YEARS OF THE
EXTRAORDINARY