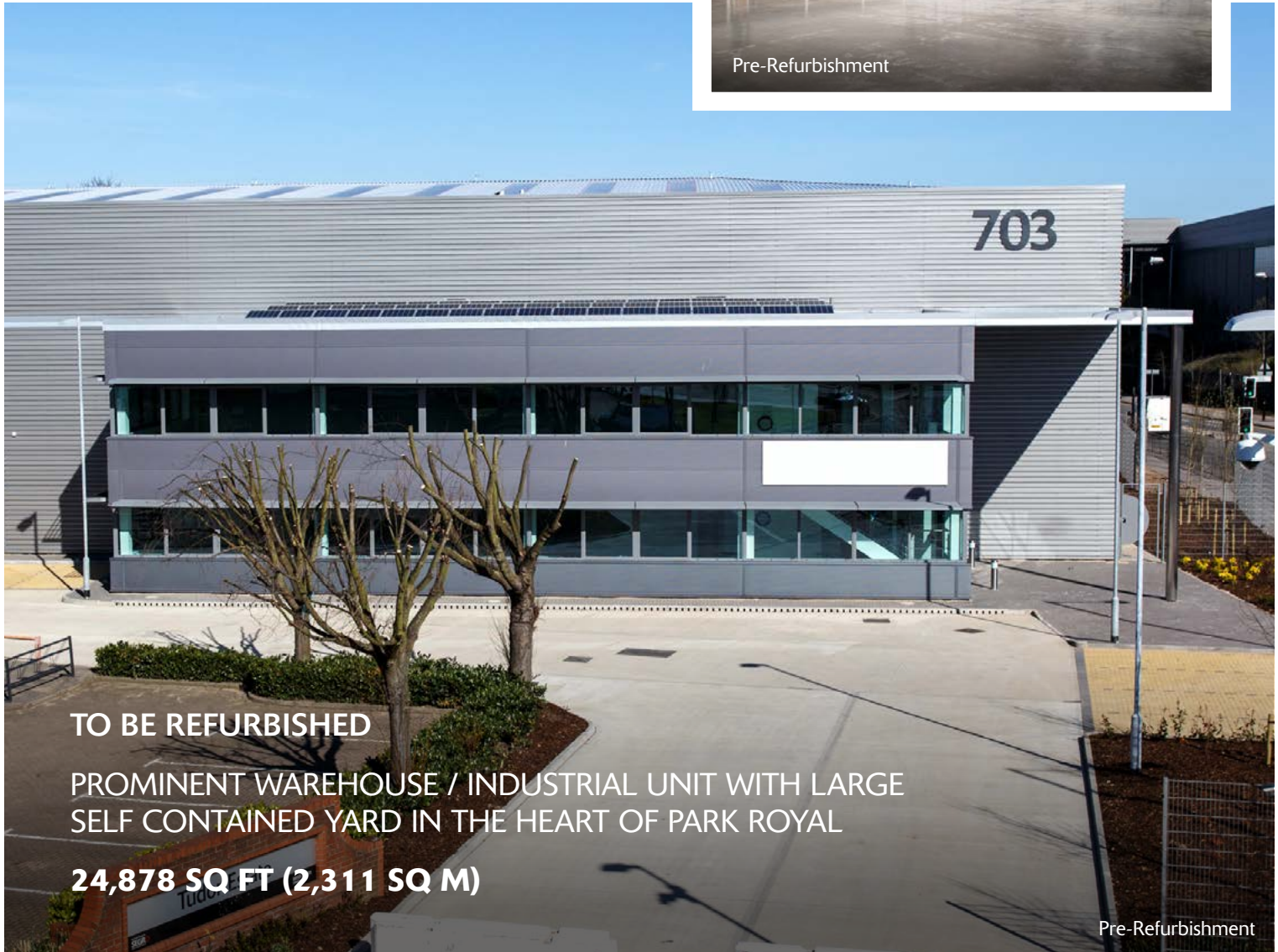


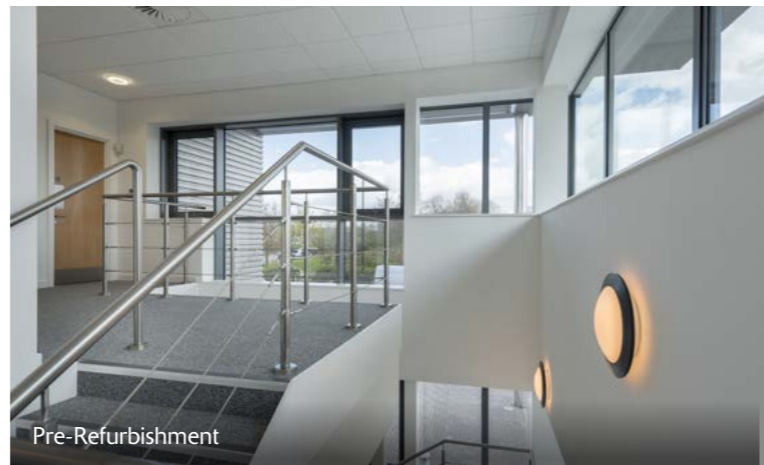
AVAILABLE Q3 2026

UNIT 703

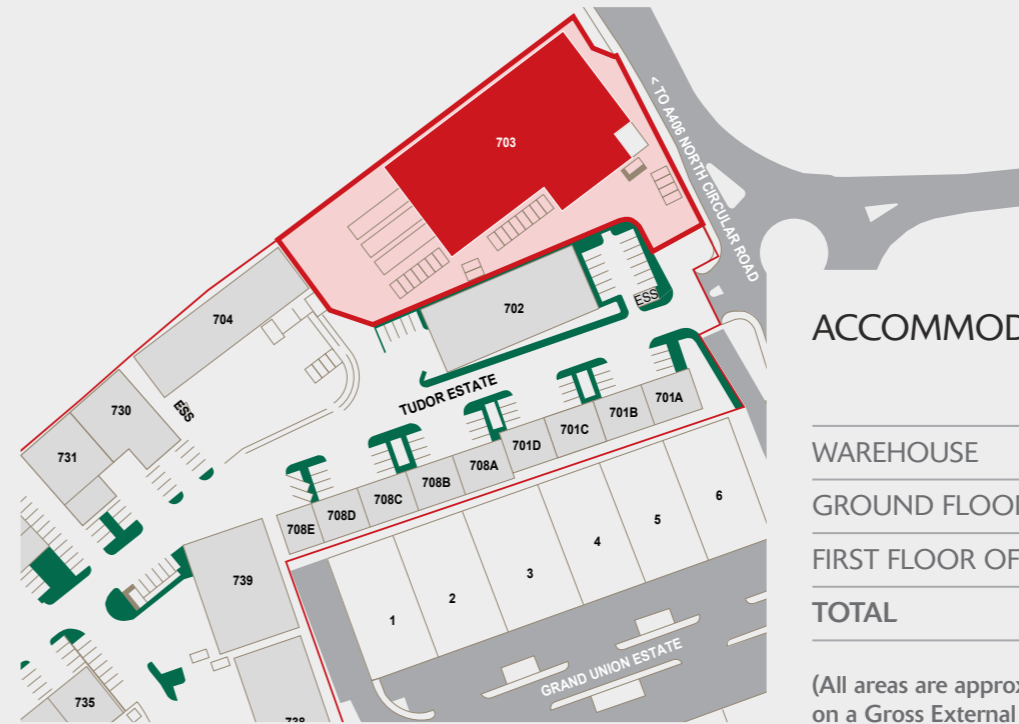
TUDOR ESTATE

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





SITE PLAN



ACCOMMODATION

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

(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



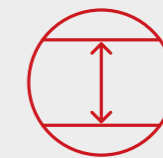
200 kVA current power provision with potential to upgrade



3 loading doors



Up to 33m self contained yard



10 metres clear internal height



22 car parking spaces



LED warehouse lighting







Estate CCTV

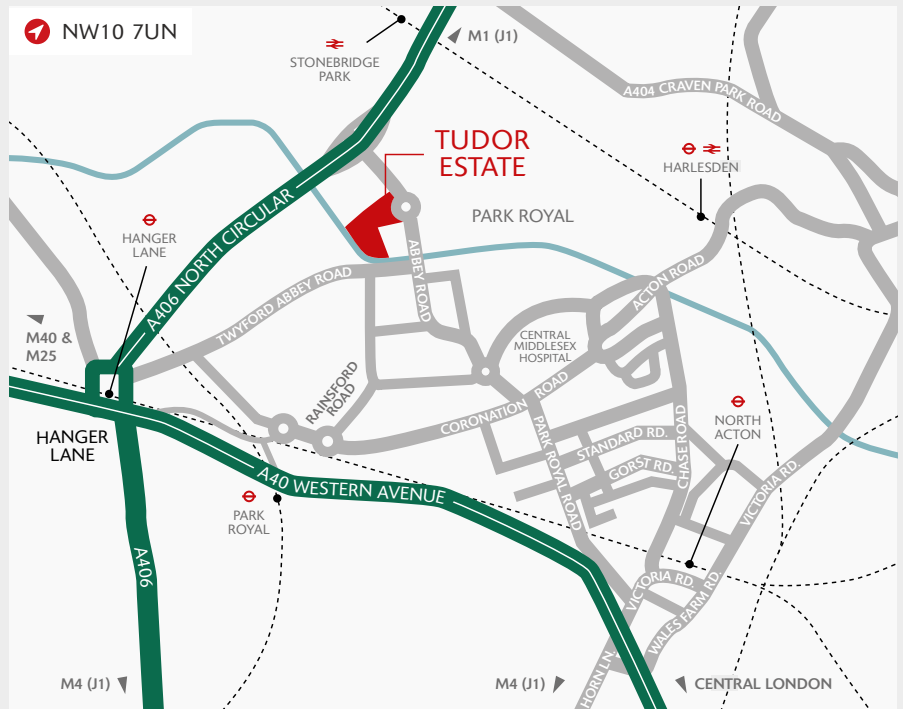


WC facilities



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. 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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