

PARK ROYAL NW10 7UN

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# TUDOR ESTATE

AVAILABILITY

WAREHOUSE / INDUSTRIAL UNITS  
CLOSE TO THE A406








## TUDOR ESTATE

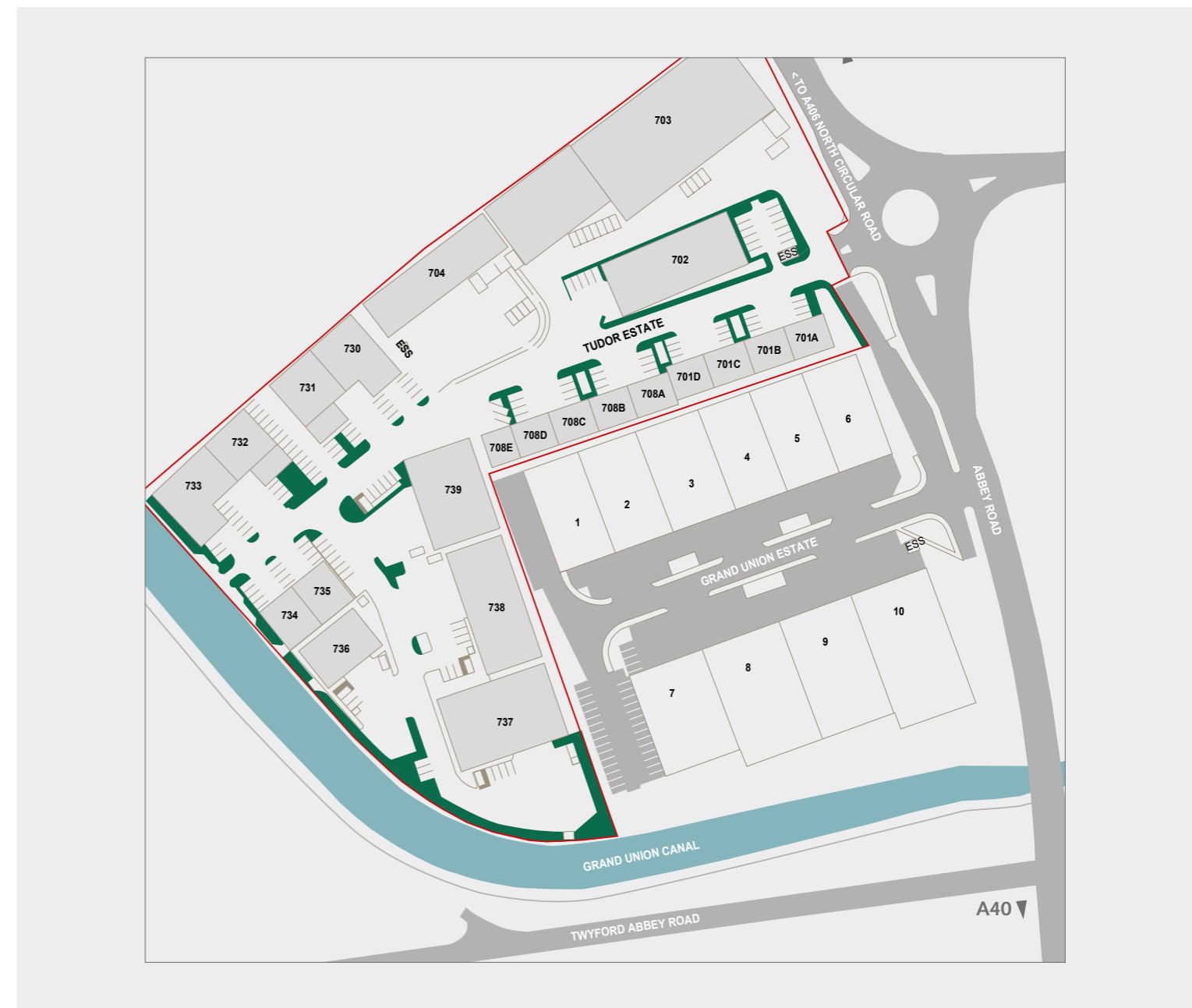
# FLEXIBLE SPACE FOR DYNAMIC BUSINESS REQUIREMENTS

## 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

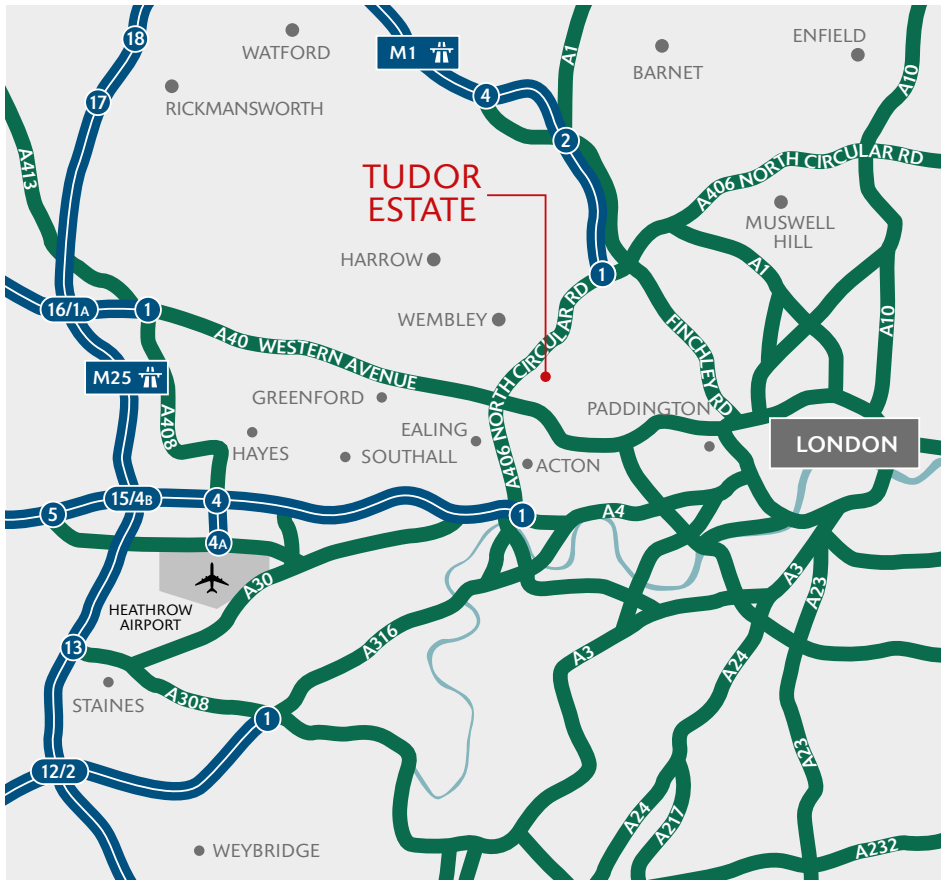
Source: Google maps

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



For more information, please contact the joint agents:

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