

REFURBISHED



UNIT 17

ACTON PARK

THE VALE W3 7QE

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TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A WELL-MANAGED ESTATE**

8,459 SQ FT (786 SQ M)



Prominent position on

The Vale (A4020) between Acton and Shepherd's Bush, west of Central London



Good access to the A40 and A406 which provide links to both Central London and the M40, M4, M25 and M1 motorways



Easily accessible for employees with Acton Central (Main Line) and Acton Town (Underground Piccadilly Line) stations within close proximity



Well managed and established estate



Secure environment with 24-hour on-site security and CCTV

ACCOMMODATION

WAREHOUSE	6,948 sq ft
GROUND FLOOR OFFICE	756 sq ft
FIRST FLOOR OFFICE	756 sq ft
TOTAL	8,459 sq ft (786 sq m)

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

SPECIFICATION

- 5.3m clear height
- 1 level access loading door
- 250 kVA power
- Allocated parking
- EPC B-45

DISTANCES

ACTON CENTRAL ➡	0.6 miles
A40	1.0 miles
ACTON TOWN ➡	1.3 miles
ACTON MAIN LINE ➡ ➡	1.3 miles
M4 (J1)	2.3 miles
M1 (J1)	6.4 miles
CENTRAL LONDON	7.1 miles
HEATHROW AIRPORT	11.5 miles

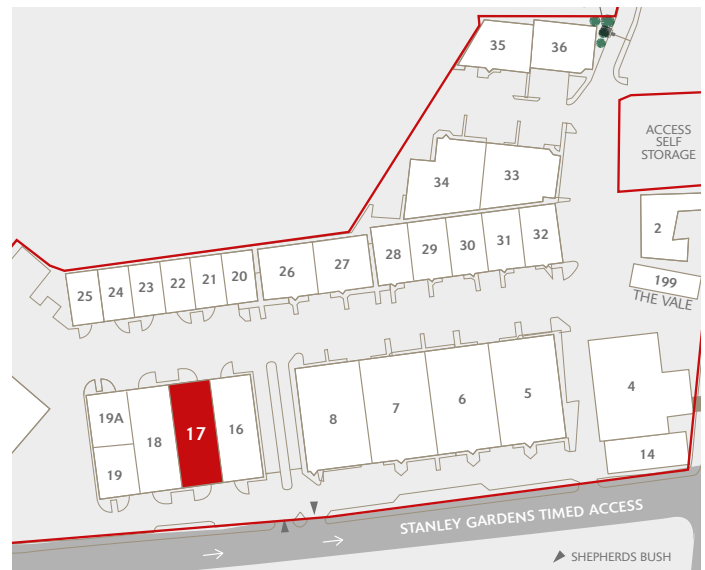
Source: Google maps

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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.

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FOR MORE INFORMATION, PLEASE VISIT
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