

TO BE REFURBISHED
AVAILABLE NOW



UNIT 21

ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



TO LET

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

2,922 SQ FT (272 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	2,480 sq ft
OFFICE	442 sq ft
TOTAL	2,922 sq ft (272 sq m)

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

SPECIFICATION

- 3.7m clear height
- 1 level access loading door
- Minimum 2 car parking spaces
- WC facilities
- EPC rating to be re-assessed post refurbishment

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

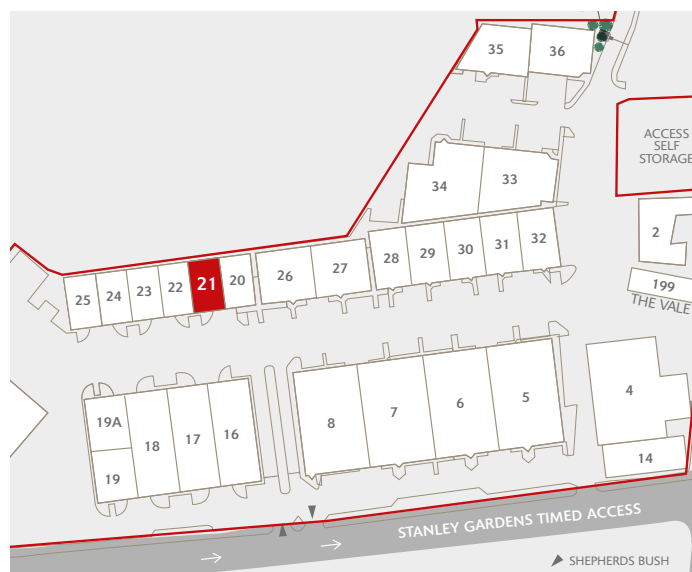
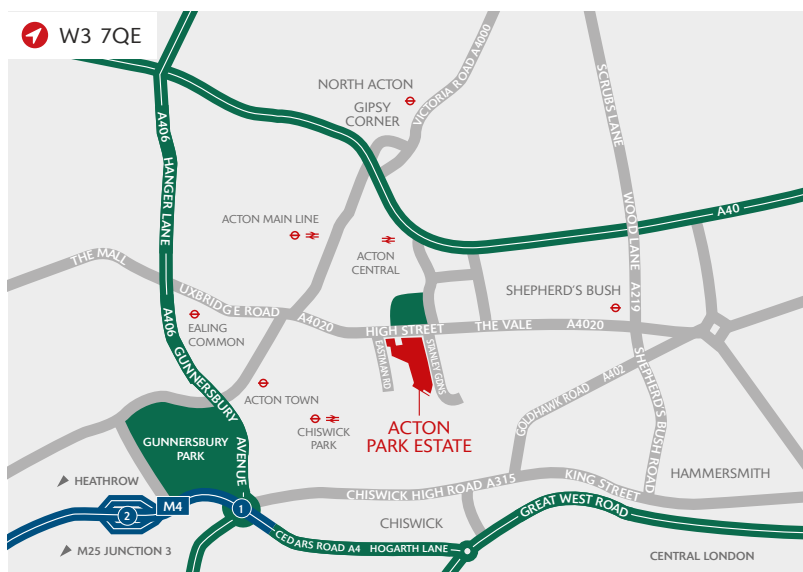
Source: Google maps

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.

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FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKACTON

Or, alternatively, please contact the joint agents:



Patrick Rosso
020 3151 3811
Stan Gibson
020 3369 0981



James Miller
020 3151 3875
Katy Kenealy
020 3369 1701



Alex Kington
020 3151 0532
Callum Moloney
020 3151 0545

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