

TO BE REFURBISHED



UNIT 25

ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



TO LET

WAREHOUSE / INDUSTRIAL UNIT
ON A WELL-MANAGED ESTATE

3,014 SQ FT (280 SQ M)

Indicative Image

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	2,719 sq ft
OFFICE	295 sq ft
TOTAL	3,014 sq ft (280 sq m)

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

SPECIFICATION

- 4.23m eaves height
- Roller shutter door and loading bay
- Ground floor office accommodation
- WC facilities
- 2 car parking spaces
- End of terrace unit
- EPC D-97 (targeting EPC B 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

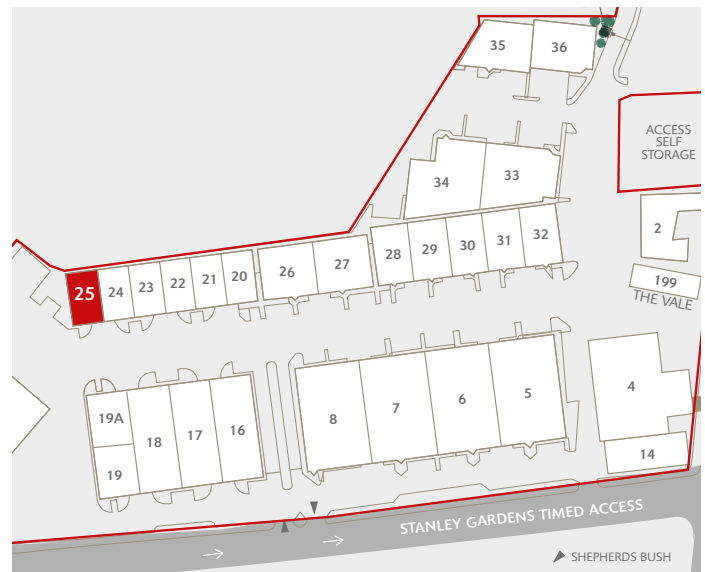
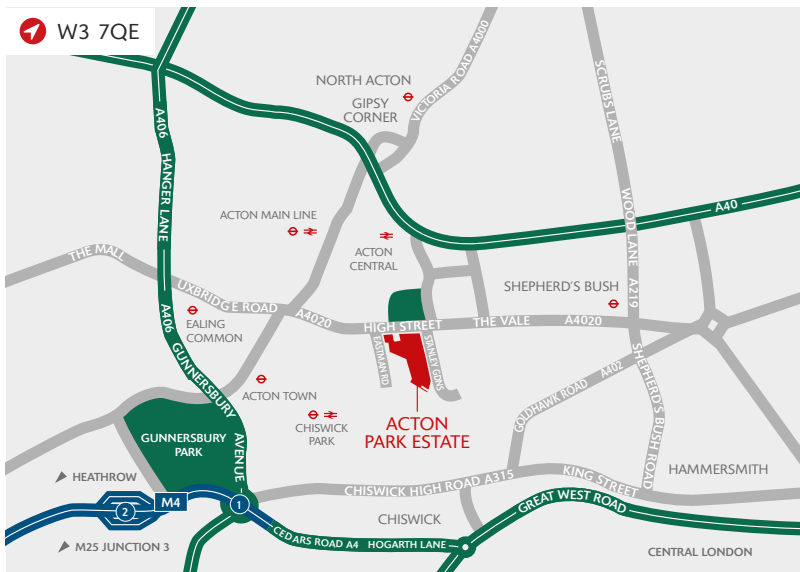
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 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 seven other European countries.

See SEGRO.com for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKACTON

Or, alternatively, please contact the joint agents:



Molly Powell
020 3151 3811

Ryan Anderson
020 3369 0981

Toby King-Thompson
XXX XXXX XXXX

James Miller
020 3151 3875

Katy Kenealy
020 3369 1701

Ben Wiley
020 3369 1318

Zach Heppner-Logan
020 3151 3836

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. 07/24.



SEGRO.com