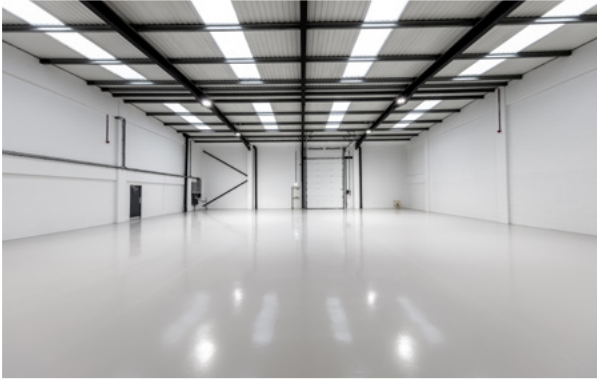


RECENTLY REFURBISHED



UNIT 36

ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



TO LET

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

6,328 SQ FT (588 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	4,147 sq ft
GROUND FLOOR ANCILLARY	1,053 sq ft
FIRST FLOOR ANCILLARY	1,128 sq ft
TOTAL	6,328 sq ft (588 sq m)

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

SPECIFICATION

- 1 level access loading door
- Ground and first floor office accommodation
- 5 WC facilities
- 10 car parking spaces
- End of terrace unit
- 5.5m clear height rising to 6m
- EPC B-46

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

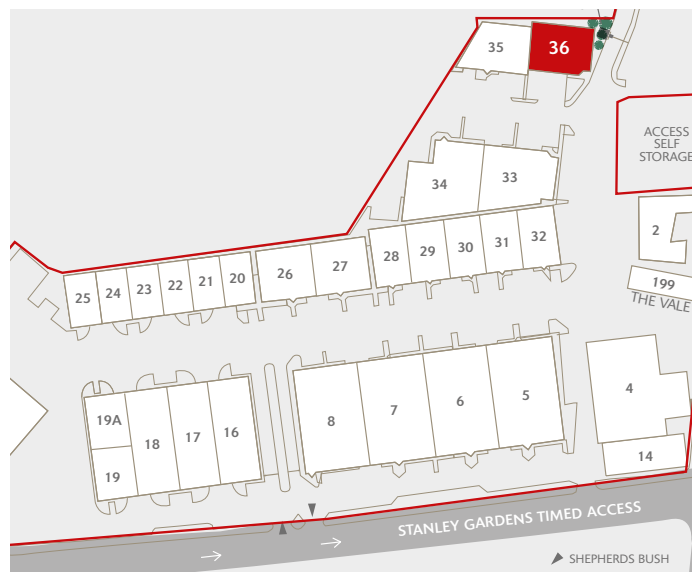
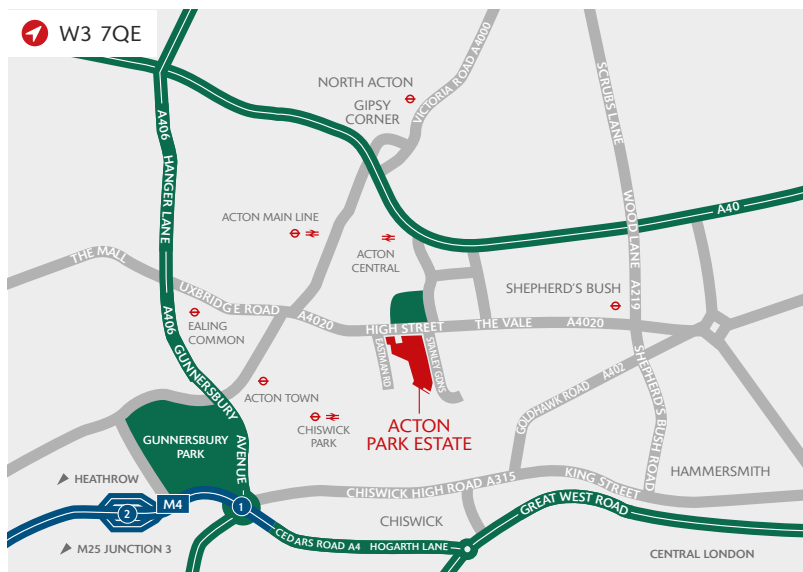
Source: Google maps

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.



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