

AVAILABLE NOW

# UNITS 28-32 SEGRO PARK WESTWAY

EAST ACTON W3 7XR



Indicative Image



Indicative Image



**TO LET**

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

**11,393 SQ FT (1,058 SQ M)**

Indicative Image

✓ Established and recognised estate in Park Royal, with 24-hour access and on-site security

📍 Close proximity to the A40 (Western Avenue) providing easy access to Central London and the national motorway network

📍 10 minute walk from East Acton Underground station and a regular bus service to and from the estate

👥 Access to a labour pool of 6 million within a 30 minute drive

★ Current occupiers include Taiko Foods, Paul UK Ltd, Wagamama and The Farley Group

## ACCOMMODATION

WAREHOUSE	8,347 sq ft
OFFICE	3,046 sq ft
<b>COMBINED TOTAL</b>	<b>11,393 sq ft (1,058 sq m)</b>

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

## SPECIFICATION

- 7 car parking spaces
- 1 loading door
- EPC rating: C

## DISTANCES

EAST ACTON STATION ➡	0.5 miles
WILLESDEN JUNCTION	1.5 miles
A40 TARGET ROUNDABOUT / A312	4.0 miles
M1 (J1)	5.0 miles
CENTRAL LONDON	5.5 miles
HEATHROW AIRPORT	9.0 miles
M40 / M25 INTERCHANGE	12.0 miles

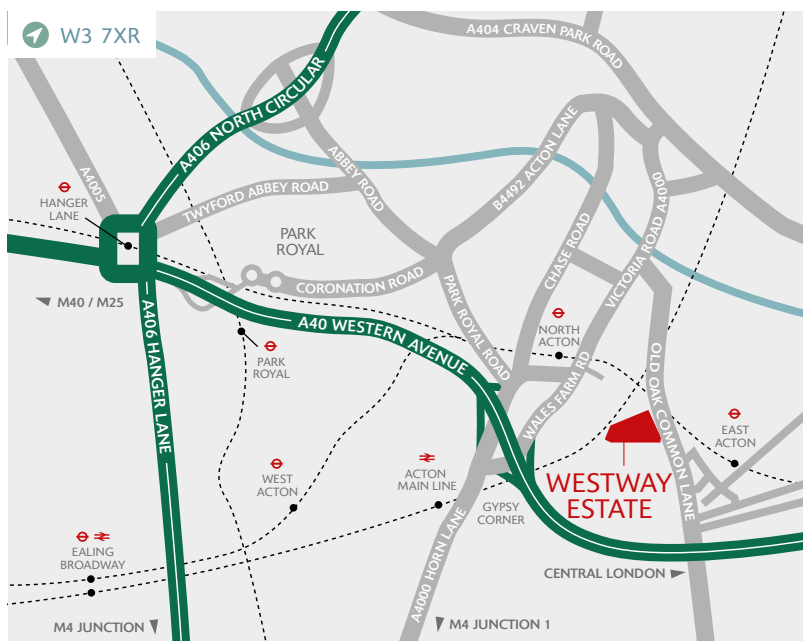
Source: Google maps

## 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 9.6 million square metres of space (103 million square feet) valued at £21.3 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](http://SEGRO.com) for further information.



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