

TO BE REFURBISHED  
AVAILABLE Q1 2026

# UNIT 35

TELFORD WAY  
SEGRO PARK WESTWAY

EAST ACTON W3 7XR  
📍 ///COOKS.CHARGE.LOBBY



✓ **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

TOTAL 10,344 sq ft (961 sq m)

(All areas are approximate and measured on a Gross External basis. Areas subject to change post refurbishment)

## SPECIFICATION

- To be refurbished
- 5.3m clear height rising to 7.1m
- 15 car parking spaces
- 1 level access loading door
- LED lighting
- 24-hour security and access
- EPC A (targeted)

## DISTANCES

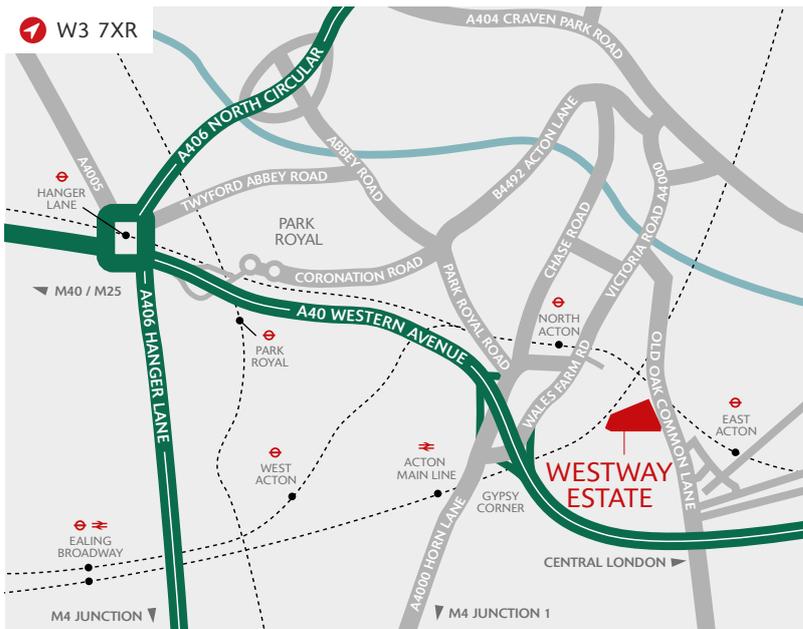
EAST ACTON STATION 🚉	0.5 miles
WILLESDEN JUNCTION 🚉	1.5 miles
A40 TARGET ROUNDABOUT / A312	4.0 miles
M1 (J1)	5.0 miles
CENTRAL LONDON	5.5 miles
HEATHROW AIRPORT	9.0 miles
M40 / M25 INTERCHANGE	12.0 miles

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 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**SEGRO.COM/PARKWESTWAY**

Or, alternatively, please contact the joint agents:



Nick Peters  
020 3151 3079  
Luca Nardini  
020 3369 1936



James Miller  
020 3369 2591  
Katy Kenealy  
020 3369 2597



Robert Cohu  
020 3369 2581  
Maddie Moriarty  
020 3369 2587

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