

AVAILABLE NOW
REFURBISHED



UNIT 32

ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



TO LET

END OF TERRACE WAREHOUSE / INDUSTRIAL
UNIT ON A WELL-MANAGED ESTATE

3,994 SQ FT (371 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	3,246 sq ft
GROUND FLOOR ANCILLARY	748 sq ft
TOTAL	3,994 sq ft (371 sq m)

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

SPECIFICATION

- Refurbished
- 1 level access loading door
- 3.7m clear height
- WC facilities
- Minimum 4 car parking spaces
- End of terrace unit
- EPC B-44

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

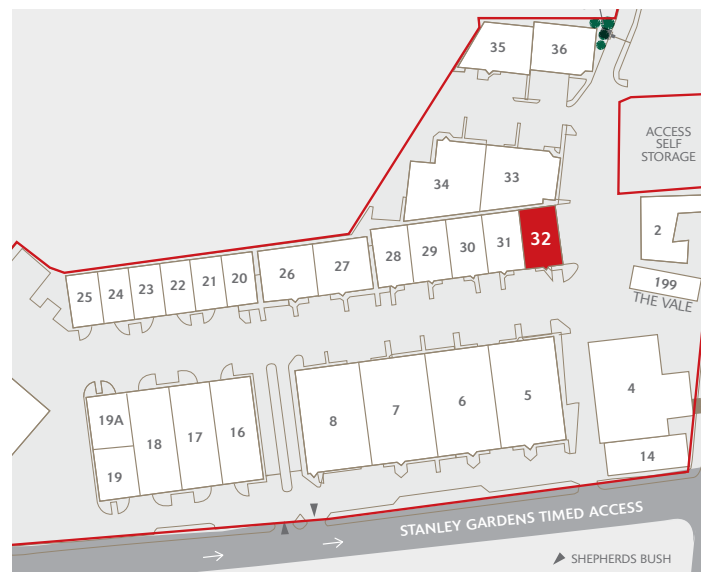
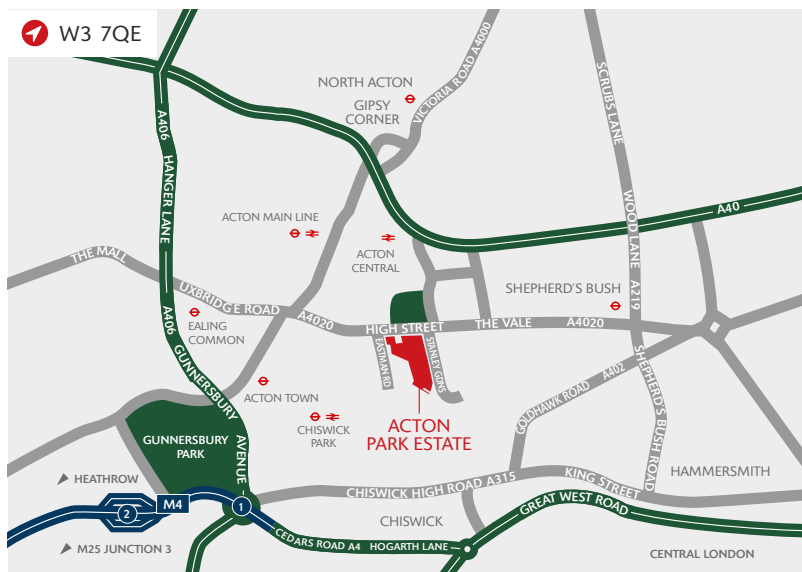
Source: Google maps

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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