

TO BE REFURBISHED

UNIT 24-26

TELFORD WAY
SEGRO PARK WESTWAY

EAST ACTON W3 7XR

📍 ///COOKS.CHARGE.LOBBY



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TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A SECURE ESTATE**

12,298 SQ FT (1,143 SQ M)

✓ **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	8,855 sq ft
GROUND FLOOR OFFICE	1,931 sq ft
FIRST FLOOR OFFICE	1,512 sq ft
TOTAL	12,298 sq ft (1,143 sq m)

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

SPECIFICATION

- To be refurbished
- c. 6m clear height
- 70kVA current power
- Dedicated parking
- 1 level access loading door
- 24-hour security and access
- EPC A (targeted)

DISTANCES

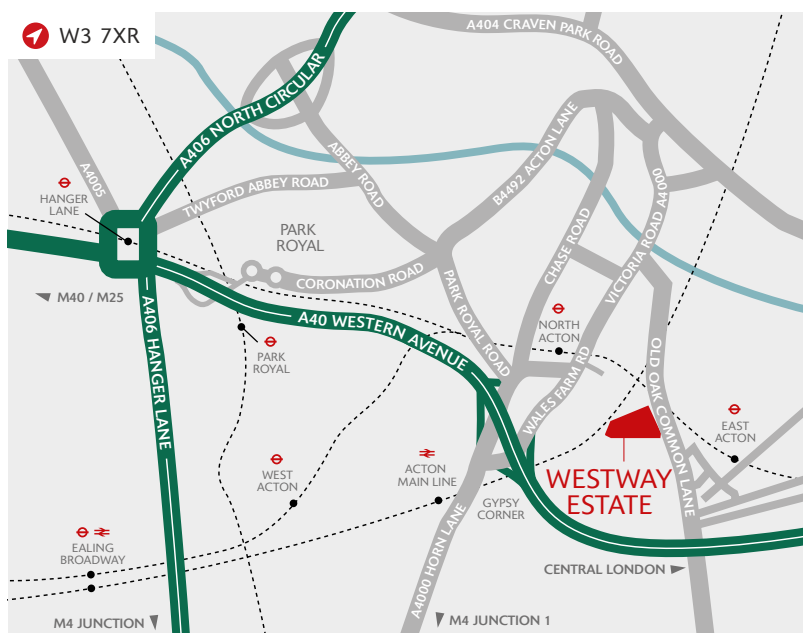
EAST ACTON STATION 🚉	0.5 miles
WILLESDEN JUNCTION 🛖	1.5 miles
A40 TARGET ROUNDABOUT / A312	4.0 miles
M1 (J1)	5.0 miles
CENTRAL LONDON	5.5 miles
HEATHROW AIRPORT	9.0 miles
M40 / M25 INTERCHANGE	12.0 miles

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKWESTWAY

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