

106 ACTON

TO LET | LONDON | W3 7QE

Full planning consent granted for a brand new 106,129 sq.ft.
last mile industrial warehouse, in the heart of London.

acton106.co.uk

BEST-IN-CLASS FACILITY

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Overview_

Introducing a premier last-mile logistics warehouse in Acton, London, offering an impressive 106,129 sq ft of state-of-the-art space designed to meet the demands of modern distribution and manufacturing (E(g) (iii), B2 and B8).

This strategically located facility will feature a robust 3MVA power supply and solar array of 246 kw peak, ensuring your operations run smoothly and efficiently 24/7. With rare availability in this sought-after area, this is your opportunity to secure a prime logistics hub in the heart of London.



Watch the video tour

ACTON

STRATEGICALLY LOCATED IN ZONE 2



UNPARALLELED CONNECTIVITY

Location_

Situated in Acton, this warehouse benefits from unparalleled connectivity.

With easy access to the A40 and A406, you're just minutes away from Central London and major motorway links including the M40, M4, M25, and M1. The site is also conveniently situated within Zone 2, near Acton Central overground station and Acton Town underground station, providing excellent public transport options for employees. This prime location ensures efficient distribution and a skilled workforce at your doorstep.

/// **What3words link**
acid.clock.harsh

 **Click here for Google maps link**

Travel distances / time

Destination	Miles	Mins	Destination	Miles	Mins
Acton Bus Stop	0.2 miles	1	Shepherd's Bush Station	2.2 miles	10
St Peters Church Bus Stop	0.5 miles	2	Kew Bridge Station	2.2 miles	10
Acton Central Station	0.6 miles	3	Chiswick Station	2.2 miles	10
A40	1.0 miles	4	M4 Junction 1	2.5 miles	11
Acton Town Underground	1.3 miles	7	Kensington (Olympia) Station	2.6 miles	12
Chiswick Park Underground	1.4 miles	7	Central London	7.1 miles	24
Shepherd's Bush Underground	1.6 miles	8	Heathrow Airport	11.5 miles	26



Nearby occupiers include:



ESTABLISHED LABOUR POOL

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Demographics_

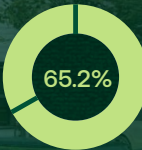
Within a 30 minute drive time



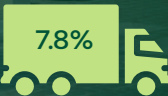
Total Population (2023)
2,242,600



Working Age Population
aged 15-64 (2023)
1,587,900



Total economically active
aged 16 and over
1,202,700
(65.2% compared with 60.7% for GB)



Based on the London Borough
of Ealing some
10,000
employees work
in Transport & Storage
(7.8% of all employees compared
with 5.0% across GB, 2022 data)

Source: CACI, Nomis

INDICATIVE RACKING LAYOUT & SPECIFICATION

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1.7m
Pallet height

7,320
UK pallet positions

610
Racking bays

50m
Yard depth

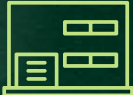
Specification


8 Dock loading doors


2 Level access doors


10% Roof light coverage


12.5m Height to haunch


2 Storey offices


3MVA of power


69 Car spaces (including disabled) & cycle spaces


Secure Yard

ACTON

SITE LAYOUT & ACCOMMODATION

Accommodation_

	SQ.FT	SQ.M
Warehouse	78,189	7,264
First & Second Floor Offices	14,951	1,390
Mezzanine	12,989	1,207
Total	106,129	9,860



ESG Credentials_

GRADE 'A' RATINGS

BREEAM 'Excellent'
EPC rating of 'A+'
Net zero carbon



COST-EFFICIENCY



Super air tight and insulated
building envelope



Solar photovoltaic panels



Energy monitoring system with
'smart meters'



LED office lighting with automatic
movement and daylight controls



LED lighting to external yard areas
and doors



10% rooflights providing natural daylight
– reducing cost of lighting the warehouse



Air source heat pumps to provide
heating and cooling in offices

Wellness facilities_



11 EV
chargers



Enhanced
green space



Seating
& amenity area
with wildflower
meadow



Ping pong
tables



A PROVEN TRACK RECORD

.09



OXENWOOD
REAL ESTATE

Established Logistics Investment, Asset and Development Management Platform.

Oxenwood are privately owned and invest both directly and in joint ventures with domestic and international partners.

Oxenwood has an impressive track record of delivering high-quality industrial units that set the standard in their field. With a keen focus on innovation, functionality, and sustainability, Oxenwood consistently provides state-of-the-art facilities tailored to the needs of modern businesses. Their projects are known for their strategic locations, advanced infrastructure, and adaptability, helping clients achieve operational efficiency and growth.

Founded in 2014, the current portfolio comprises 45 assets across various ventures with a principal focus in core UK and German markets.

Citadel324 • 324,366 sq ft



OXW326 • 326,243 sq ft



OXW277 • 277,628 sq ft



Power Park Nottingham • 146,321 & 101,837 sq ft



Terms_

The unit will be available on a Full Repairing and Insuring Lease, on terms to be agreed. Contact the agents for more information and a bespoke proposal.

Contact_



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