

UNIT 18-22, SEGRO PARK WESTWAY, EAST ACTON

LONDON W3 7XR



10,436 sq ft available on a well-managed estate, in a prime location close to the A40 and East Acton tube station.

INDUSTRIAL

TO LET

10,613 SQ FT

(985.98 SQ M)

- Prime Zone 2 location
- Fully refurbished
- 1 x level access loading door
- 6m clear height
- 11 parking spaces
- Secure yard
- Secure estate

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OVERVIEW

Available Size	10,613 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£0.79 per sq ft
EPC Rating	Upon enquiry

LOCATION

Established and recognised estate in Park Royal, with 24-hour access. 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

The accommodation comprises the following areas:

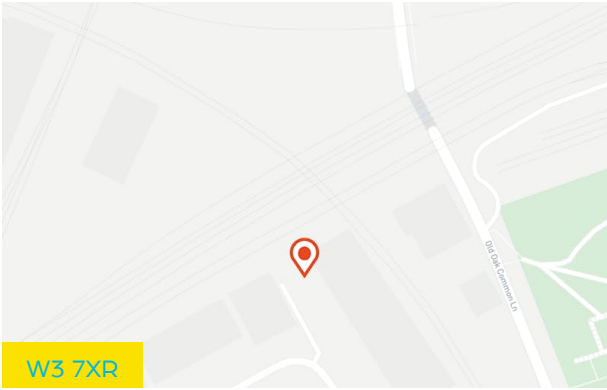
Name	sq ft	sq m	Availability
Unit - Warehouse	6,628	615.76	Available
Unit - Office	3,985	370.22	Available
Total	10,613	985.98	

VIEWINGS

Please contact the sole joint agents for viewings.

TERMS

Available on a new FRI lease.



VIEWING & FURTHER INFORMATION

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