

AVAILABLE NOW



UNIT 32

ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



RECENTLY REFURBISHED

**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

- Fully refurbished
- 1 level access loading door
- 3.7m clear height
- WC facilities
- Minimum 4 car parking spaces
- End of terrace unit
- EPC available upon request

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

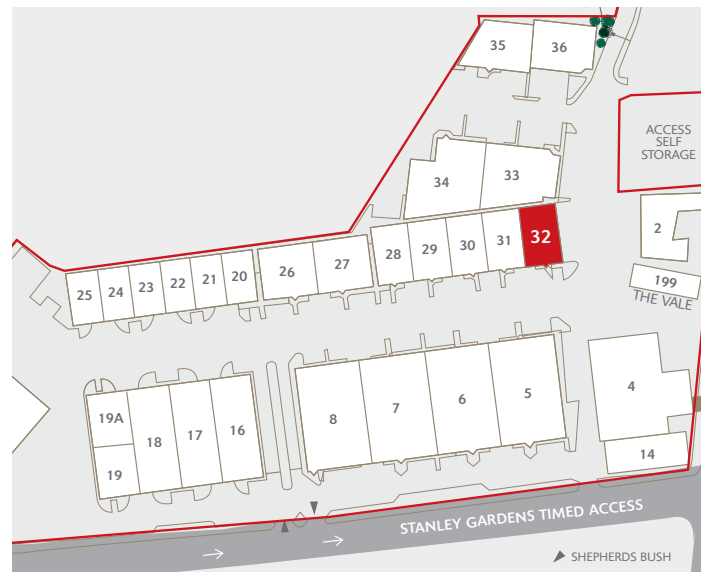
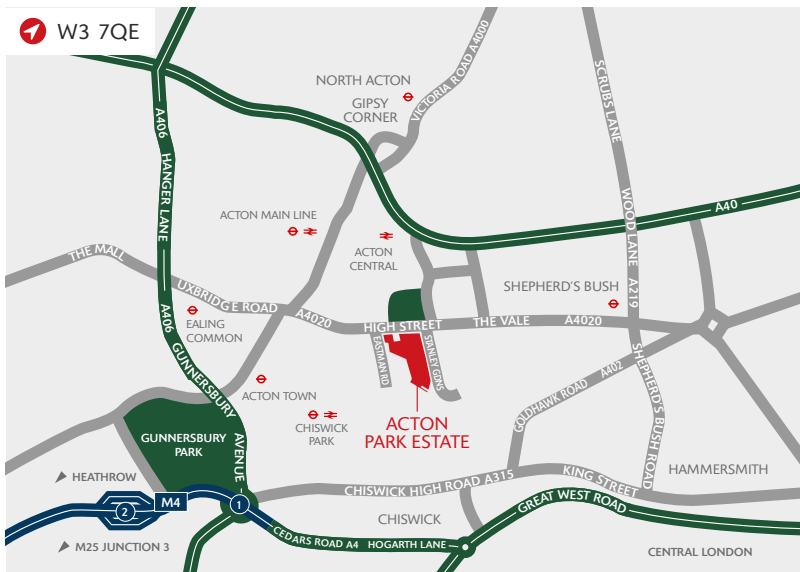
Source: Google maps

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.

For more information, visit SEGRO.com



FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKACTON

Or, alternatively, please contact the joint agents:



Patrick Rosso
020 3151 3811
Stan Gibson
020 3369 0981



James Miller
020 3151 3875
Katy Kenealy
020 3369 1701



Alex Kington
020 3151 0532
Callum Moloney
020 3151 0545

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 05/26.