

AVAILABLE NOW

# UNIT 22-26

## SEGRO PARK WESTWAY

EAST ACTON W3 7XR

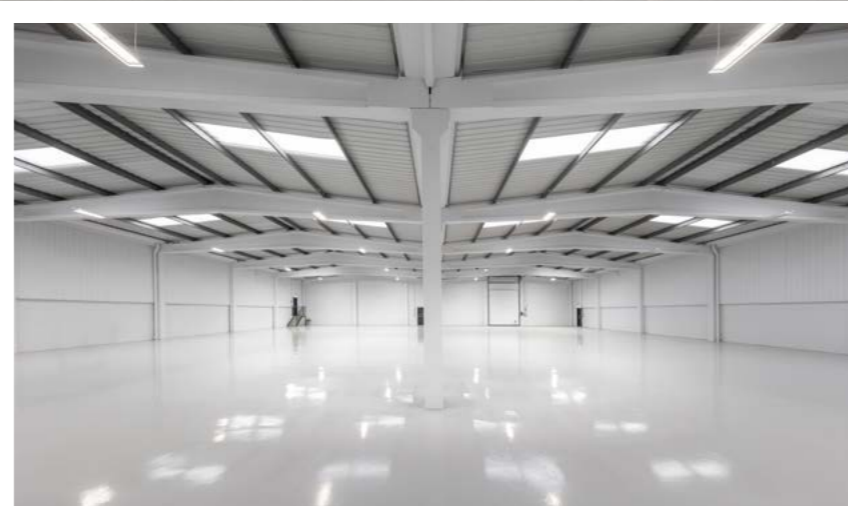







**TO LET**

INDUSTRIAL / WAREHOUSE UNIT ON  
AN ESTABLISHED, WELL-MANAGED ESTATE

**15,876 SQ FT (1,474 SQ M)**

# NEWLY REFURBISHED UNIT ON A WELL-MANAGED AND POPULAR ESTATE JUST 30 MINUTES AWAY FROM CENTRAL LONDON



-  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	11,825 sq ft
GROUND & FIRST FLOOR OFFICE	4,051 sq ft
<b>TOTAL</b>	<b>15,876 sq ft (1,474 sq m)</b>

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

## SPECIFICATION

- 4.87m clear height
- 1 loading door
- 19 car parking spaces (6 front, 13 rear)
- First and second floor fully-fitted offices

## SUSTAINABILITY

- EV charging for 2nr vehicles
- Electric boilers
- EPC rating: B

### 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

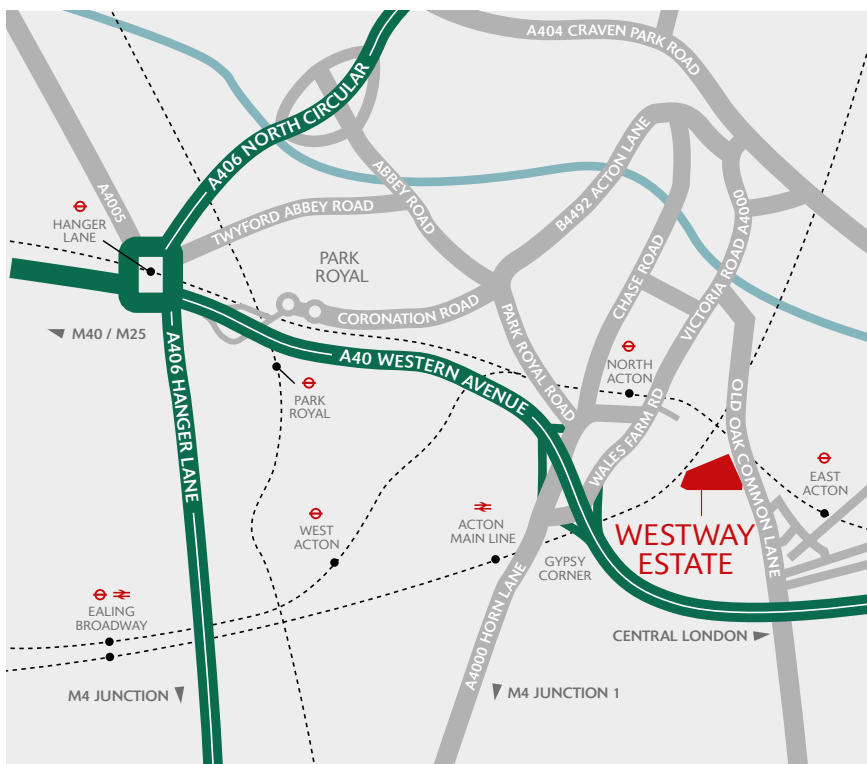
Source: Google maps

### 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 8.8 million square metres of space (95 million square feet) valued at £17.1 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](http://SEGRO.com) for further information.



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