

TO BE REFURBISHED



# UNIT 25

## ACTON PARK

THE VALE W3 7QE

📍 ///SUMMER.HERBS.BILLS



TO LET

WAREHOUSE / INDUSTRIAL UNIT  
ON A WELL-MANAGED ESTATE

**3,014 SQ FT (280 SQ M)**

Indicative Image

**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	2,719 sq ft
OFFICE	295 sq ft
<b>TOTAL</b>	<b>3,014 sq ft</b> (280 sq m)

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

#### SPECIFICATION

- 4.23m eaves height
- Roller shutter door and loading bay
- Ground floor office accommodation
- WC facilities
- 2 car parking spaces
- End of terrace unit
- EPC B-38

#### 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

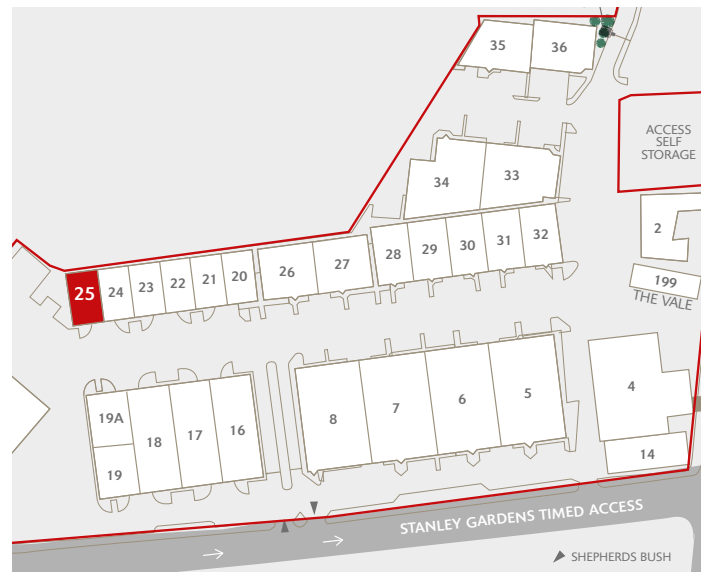
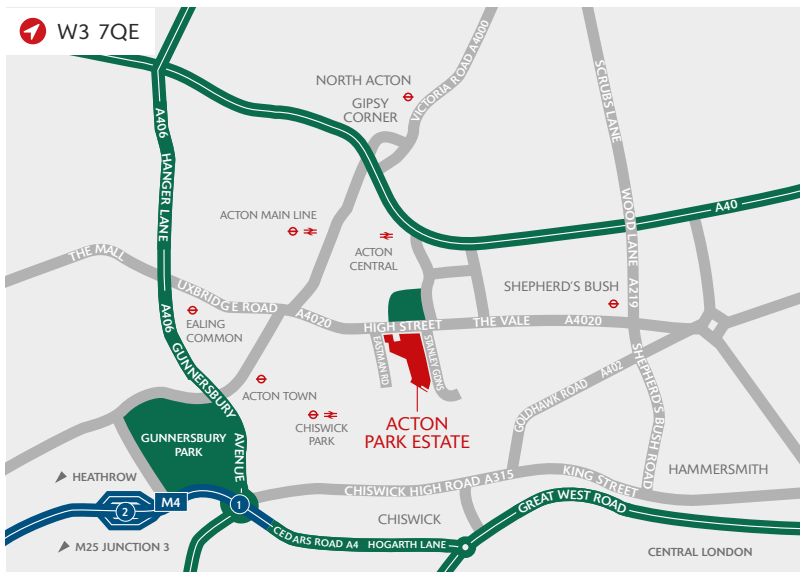
Source: Google maps

#### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKACTON](http://SEGRO.COM/PARKACTON)**

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