

AVAILABLE NOW  
TO BE REFURBISHED

# UNIT 32

TELFORD WAY  
SEGRO PARK WESTWAY

EAST ACTON W3 7XR

📍 ///COOKS.CHARGE.LOBBY



**TO LET**

WAREHOUSE / INDUSTRIAL UNIT  
ON A SECURE ESTATE

**5,535 SQ FT (514 SQ M)**

[SEGRO.com/parkwestway](https://www.segro.com/parkwestway)

**SEGRO**

✓ **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	4,790 sq ft
FIRST FLOOR	745 sq ft
<b>COMBINED TOTAL</b>	<b>5,535 sq ft (514 sq m)</b>

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

## SPECIFICATION

- Minimum 6m clear height
- Minimum 18m yard depth
- 1 loading door
- 40kN/m2 floor loading
- Fully-fitted first floor office
- EPC to be re-assessed post refurbishment

## DISTANCES

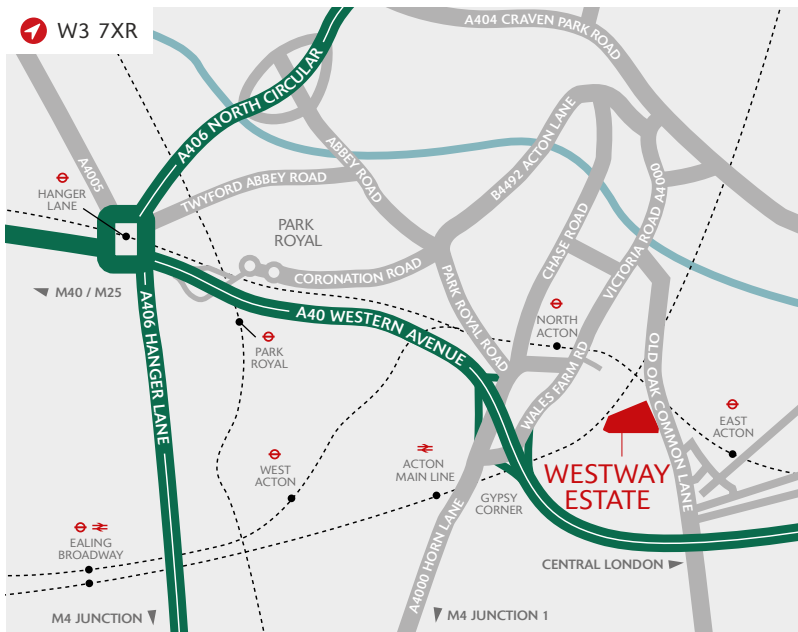
EAST ACTON STATION 🚉	0.5 miles
WILLESDEN JUNCTION 🛣️	1.5 miles
A40 TARGET ROUNDABOUT / A312	4.0 miles
M1 (J1)	5.0 miles
CENTRAL LONDON	5.5 miles
HEATHROW AIRPORT	9.0 miles
M40 / M25 INTERCHANGE	12.0 miles

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 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/PARKWESTWAY**

Or, alternatively, please contact the joint agents:



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