

# WESTWAY ESTATE

OLD OAK COMMON LANE | EAST ACTON | W3 7XR

**TO LET** WAREHOUSE / INDUSTRIAL & PRODUCTION  
UNITS FROM 5,702 SQ FT (530 SQ M)

[SEGR0.com/parkroyal](https://www.segro.com/parkroyal)

**SEGR0**  
WHERE BUSINESS WORKS

WESTWAY ESTATE PROVIDES THE OPPORTUNITY FOR COMPANIES TO LOCATE WITHIN A POPULAR AND ACCESSIBLE BUSINESS ENVIRONMENT WITH EASY ACCESS TO THE A40 (WESTERN AVENUE) AND ONLY 5.5 MILES FROM CENTRAL LONDON.

THE ESTATE IS IN CLOSE PROXIMITY TO EAST ACTON UNDERGROUND STATION AND THERE IS A REGULAR BUS SERVICE TO AND FROM THE ESTATE.

- Close proximity to the A40 (Western Avenue) providing links to both Central London and the national motorway network
- Access to local amenities, East Acton Underground Station (Central Line), Willesden Junction Station (Bakerloo and Main Line) and local bus routes via Brunel Road and Telford Way
- An established and well-managed estate with 24-hour access
- An Energy Performance Certificate (EPC) is available

#### ESTATE OCCUPIERS

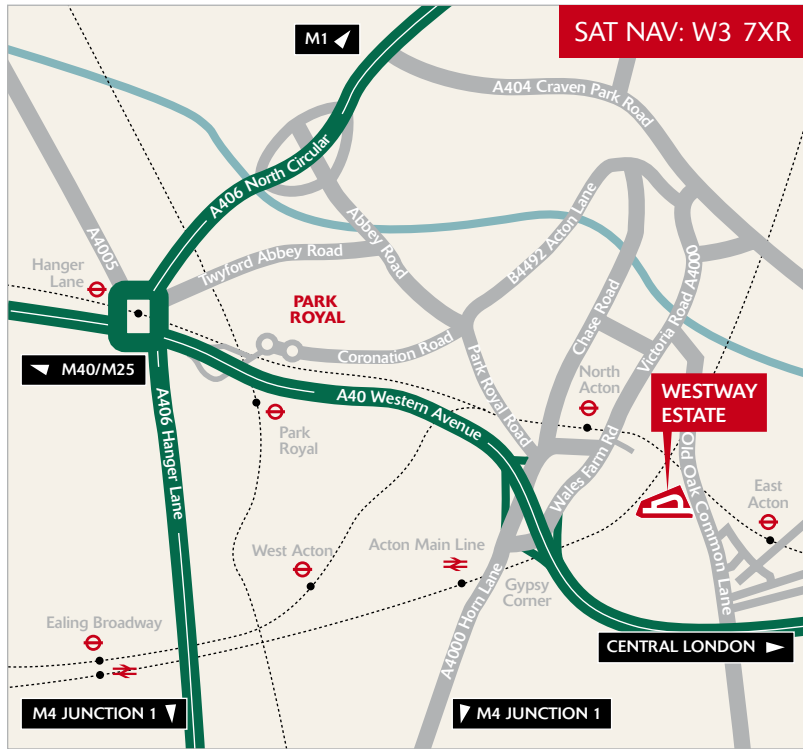
- Vodafone
- Cable & Wireless
- Space NK
- Taiko Foods
- Paul UK Ltd





# WESTWAY ESTATE SITEPLAN





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## WESTWAY ESTATE OLD OAK COMMON | LANE EAST ACTON

### DRIVING DISTANCES

LOCATION	MILES
East Acton Station	0.5
Willesden Junction	1.5
A40 Target Roundabout / A312	4
M1 Junction 1	5
Central London	5.5
Heathrow Airport	9
M40 / M25 Interchange	12

Source: AA route planner

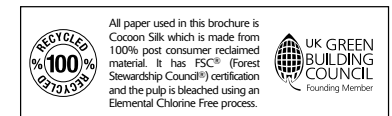
### ABOUT SEGRO

Operating in ten countries, SEGRO is Europe's leading provider of flexible business space, with a property portfolio of over 5 million sq m that includes offices, light industrial, logistics, warehouses and datacentres.

We know that selecting the right accommodation is fundamental to business success. Whatever the size or shape of our customers' business, the local knowledge of our dedicated teams, backed by our multinational experience, continues to help provide our customers with the accommodation and the environment that helps their businesses thrive.



[www.SEGRO.com/parkroyal](http://www.SEGRO.com/parkroyal)



In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.clascheme.org.uk](http://www.clascheme.org.uk)). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract 08/14