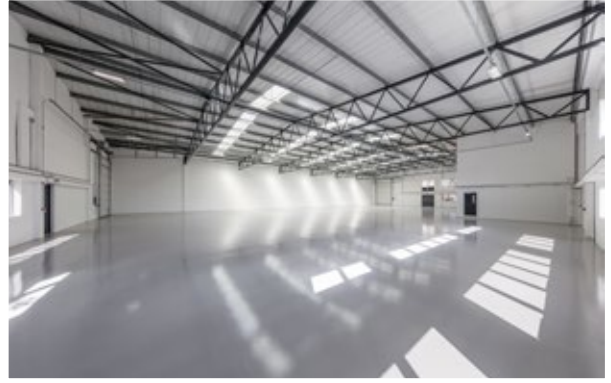


AVAILABLE NOW

UNIT 8

ACTON PARK






THE VALE W3 7QE



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A WELL MANAGED ESTATE**

13,409 SQ FT (1,246 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	10,820 sq ft
GROUND FLOOR OFFICE	1,296 sq ft
FIRST FLOOR OFFICE	1,293 sq ft
TOTAL	13,409 sq ft (1,246 sq m)

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

SPECIFICATION

- Newly refurbished
- 5.3m clear height
- 2 loading doors
- Ground and first floor offices
- 14 car parking spaces
- EPC rating: B – 50

DISTANCES

ACTON CENTRAL ➔	0.6 miles
A40	1.0 miles
ACTON TOWN ⚡	1.3 miles
M4 (JUNCTION 1)	2.3 miles
M1 (JUNCTION 1)	6.4 miles
CENTRAL LONDON	7.1 miles
HEATHROW AIRPORT	11.5 miles

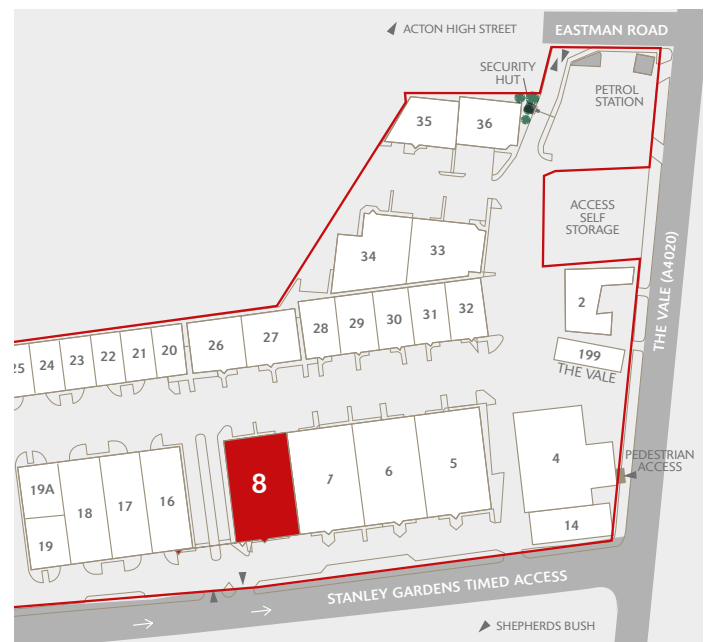
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7.8 million square metres of space (84 million square feet) valued at £11.7 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 eight other European countries.

See SEGRO.com for further information.



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