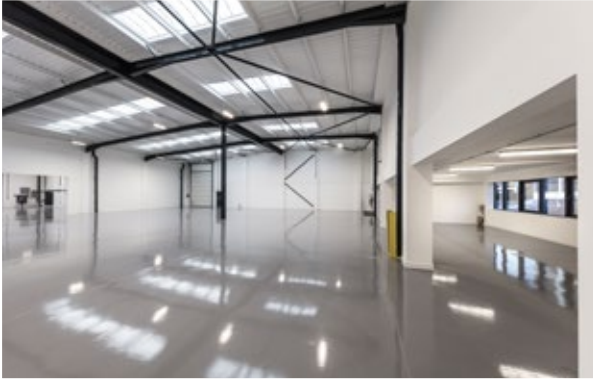


AVAILABLE NOW



# UNITS 33&34

## ACTON PARK






THE VALE W3 7QE



**TO LET**

WAREHOUSE / INDUSTRIAL UNITS ON  
A WELL-MANAGED ESTATE, AVAILABLE  
INDIVIDUALLY OR COMBINED

**19,048 SQ FT (1,769 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	14,418 sq ft
GROUND FLOOR OFFICE	2,315 sq ft
FIRST FLOOR OFFICE	2,315 sq ft
<b>TOTAL</b>	<b>19,048 sq ft (1,769 sq m)</b>

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

## SPECIFICATION

- 5.8m clear height
- 2 loading doors
- Ground and first floor offices
- Ample car parking
- EPC rating: C – 70

## 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

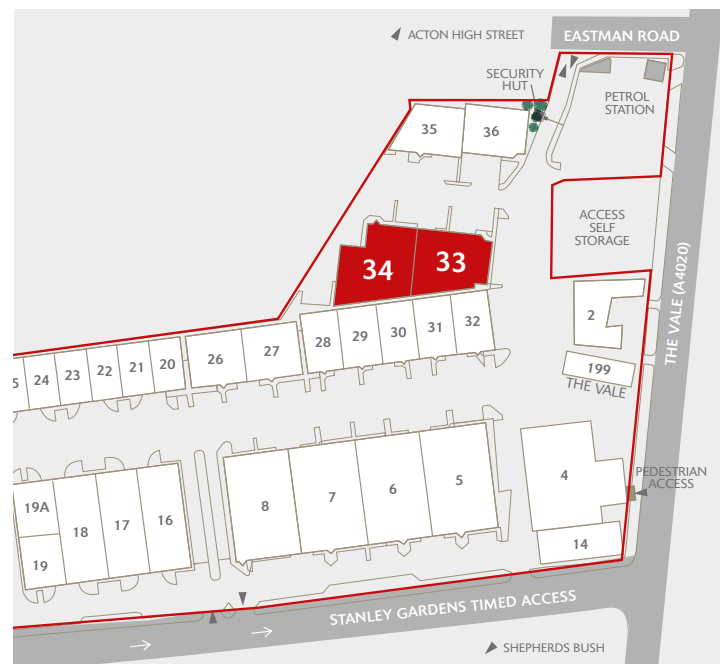
Source: Google maps

## 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](http://SEGRO.com) for further information.



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