AVAILABLE NOW

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

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
COMBINED TOTAL	**5,535 sq ft (514 sq m)**

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

SPECIFICATION

- Refurbished
- Minimum 6m clear height
- Minimum 18m yard depth
- 125 kVA power
- 6 car parking spaces
- 1 EV charger
- 1 loading door
- 40kN/m2 floor loading
- EPC A

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

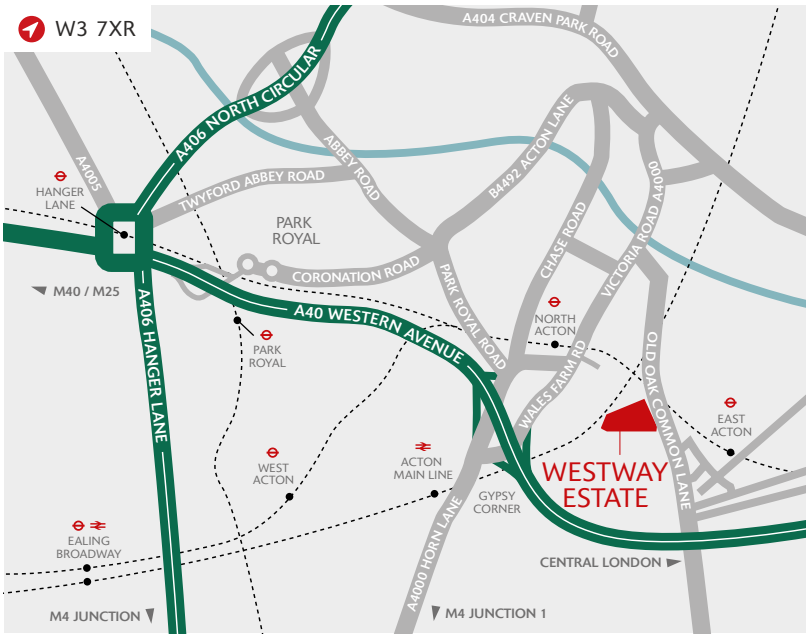
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com





FOR MORE INFORMATION, PLEASE VISIT
SEGRO.COM/PARKWESTWAY

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