

# 106 ACTON

TO LET | LONDON | W3 7QE

Full planning consent granted for a brand new 106,129 sq.ft.  
last mile industrial warehouse, in the heart of London.

[acton106.co.uk](https://acton106.co.uk)



# BEST-IN-CLASS FACILITY

.02

## Overview\_

Introducing a premier last-mile logistics warehouse in Acton, London, offering an impressive 106,129 sq ft of state-of-the-art space designed to meet the demands of modern distribution and manufacturing (E(g) (iii), B2 and B8).

This strategically located facility will feature a robust 3MVA power supply and solar array of 246 kw peak, ensuring your operations run smoothly and efficiently 24/7. With rare availability in this sought-after area, this is your opportunity to secure a prime logistics hub in the heart of London.



Watch the video tour

ACTON



# STRATEGICALLY LOCATED IN ZONE 2






# UNPARALLELED CONNECTIVITY

## Location\_

Situated in Acton, this warehouse benefits from unparalleled connectivity.

With easy access to the A40 and A406, you're just minutes away from Central London and major motorway links including the M40, M4, M25, and M1. The site is also conveniently situated within Zone 2, near Acton Central overground station and Acton Town underground station, providing excellent public transport options for employees. This prime location ensures efficient distribution and a skilled workforce at your doorstep.

/// **What3words link**  
**acid.clock.harsh**

 **Click here for Google maps link**

## Travel distances / time

Destination	Miles	Mins	Destination	Miles	Mins
Acton Bus Stop	0.2 miles	1	Shepherd's Bush Station	2.2 miles	10
St Peters Church Bus Stop	0.5 miles	2	Kew Bridge Station	2.2 miles	10
Acton Central Station	0.6 miles	3	Chiswick Station	2.2 miles	10
A40	1.0 miles	4	M4 Junction 1	2.5 miles	11
Acton Town Underground	1.3 miles	7	Kensington (Olympia) Station	2.6 miles	12
Chiswick Park Underground	1.4 miles	7	Central London	7.1 miles	24
Shepherd's Bush Underground	1.6 miles	8	Heathrow Airport	11.5 miles	26



### Nearby occupiers include:





# ESTABLISHED LABOUR POOL



## Demographics\_

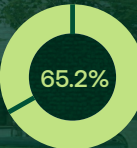
Within a 30 minute drive time



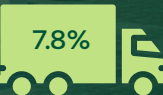
Total Population (2023)  
2,242,600



Working Age Population  
aged 15-64 (2023)  
1,587,900



Total economically active  
aged 16 and over  
1,202,700  
(65.2% compared with 60.7% for GB)



7.8%

Based on the London Borough  
of Ealing some  
10,000  
employees work  
in Transport & Storage  
(7.8% of all employees compared  
with 5.0% across GB, 2022 data)

Source: CACI, Nomis



# INDICATIVE RACKING LAYOUT & SPECIFICATION

.06



**1.7m**  
Pallet height

**7,320**  
UK pallet positions

**610**  
Racking bays

**50m**  
Yard depth

## Specification

  
**8** Dock loading doors

  
**2** Level access doors

  
**10%** Roof light coverage

  
**12.5m** Height to haunch

  
**2 Storey** offices

  
**3MVA** of power

  
**69** Car spaces (including disabled) & cycle spaces

  
**Secure** Yard



# SITE LAYOUT & ACCOMMODATION

## Accommodation\_

	SQ.FT	SQ.M
Warehouse	78,189	7,264
First & Second Floor Offices	14,951	1,390
Mezzanine	12,989	1,207
Total	106,129	9,860





## ESG Credentials\_

### GRADE 'A' RATINGS

BREEAM 'Excellent'  
EPC rating of 'A+'  
Net zero carbon



### COST-EFFICIENCY



Super air tight and insulated  
building envelope



Solar photovoltaic panels



Energy monitoring system with  
'smart meters'



LED office lighting with automatic  
movement and daylight controls



LED lighting to external yard areas  
and doors



10% rooflights providing natural daylight  
- reducing cost of lighting the warehouse



Air source heat pumps to provide  
heating and cooling in offices

## Wellness facilities\_



11 EV  
chargers



Enhanced  
green space



Seating  
& amenity area  
with wildflower  
meadow



Ping pong  
tables





# A PROVEN TRACK RECORD

.09



**OXENWOOD**  
REAL ESTATE

## Established Logistics Investment, Asset and Development Management Platform.

Oxenwood are privately owned and invest both directly and in joint ventures with domestic and international partners.

Oxenwood has an impressive track record of delivering high-quality industrial units that set the standard in their field. With a keen focus on innovation, functionality, and sustainability, Oxenwood consistently provides state-of-the-art facilities tailored to the needs of modern businesses. Their projects are known for their strategic locations, advanced infrastructure, and adaptability, helping clients achieve operational efficiency and growth.

Founded in 2014, the current portfolio comprises 45 assets across various ventures with a principal focus in core UK and German markets.

**Citadel324** • 324,366 sq ft



**OXW326** • 326,243 sq ft



**OXW277** • 277,628 sq ft



**Power Park Nottingham** • 146,321 & 101,837 sq ft





## Terms\_

The unit will be available on a Full Repairing and Insuring Lease, on terms to be agreed. Contact the agents for more information and a bespoke proposal.

## Contact\_



### JAMES MILLER

07702 975 222  
james.miller@jll.com

### KATY KENEALY

07892 704 393  
katy.kenealy@jll.com



### WILL NORMAN

07796 774 436  
wn@cogentre.co.uk

### GERRY CONNOLLY

07557 114 583  
gc@cogentre.co.uk

Conditions under which particulars are issued: JLL and Cogent Real Estate for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL and Cogent Real Estate has any authority to make or give any representation or warranty whatever in relation to this property. Jan 2025 carve-design.co.uk 16549/15



**View CGIs**  
click here



**acton106.co.uk**  
click here