RETAIL UNITS TO LET
FROM 400 - 4,000 SQ FT
HIGH STREET, ACTON, LONDON W3
The Oaks is a brand new 68,734 sq ft Shopping Centre in the heart of Acton town centre. The Oaks will deliver high quality retail, leisure and residential accommodation in this rapidly growing and improving area of West London.

The development will complement and enhance the existing retail offer in Acton and will comprise the following:

- 11 newly-configured retail units, anchored by M&S Simply Food, Lidl and Wilko.
- 68,734 sq ft of retail space over lower ground, ground and first floors.
- The Gym to occupy 16,000 sq ft of first floor space.
- 168 car parking spaces.
- 174 residential units.
- Due for completion Summer 2019.
Acton’s Crossrail station will provide fast access to Central London in less than 10 minutes and Heathrow in less than 20 minutes.

The Oaks’ catchment has a higher proportion of people in CAMEO Group 1, Business Elite, than the London average.

Since Crossrail was approved in 2008, house prices in Acton have grown by almost 80%, the highest increase outside of Central London.

Benefitting from an extensive catchment, the local population within the W3 postcode is expected to increase further, evidenced by a residential development pipeline of almost 12,000 units.

The Oaks Shopping Centre is located in the heart of Acton, a significant West London growth location, just south of the UK’s largest regeneration project, Old Oak Common.
AVAILABILITY

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>1,839</td>
<td>170.9</td>
</tr>
<tr>
<td>Unit 2-3</td>
<td>2,520</td>
<td>234.1</td>
</tr>
<tr>
<td>Unit 8</td>
<td>3,868</td>
<td>359.3</td>
</tr>
<tr>
<td>Unit 8A</td>
<td>444</td>
<td>41.2</td>
</tr>
<tr>
<td>Unit 10</td>
<td>1,021</td>
<td>94.8</td>
</tr>
<tr>
<td>Unit 12 - Ground</td>
<td>1,790</td>
<td>166</td>
</tr>
<tr>
<td>First</td>
<td>1,733</td>
<td>161</td>
</tr>
<tr>
<td>Unit 13 - Ground</td>
<td>522</td>
<td>48.5</td>
</tr>
<tr>
<td>First</td>
<td>1,167</td>
<td>108.4</td>
</tr>
</tbody>
</table>

(Areas are on a NIA Basis)
Misrepresentation Act: Robinson Webster and Savills act for themselves and for the vendor and lessors of this property whose agents they are, give notice that
(i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property. April 2019.

Ian Webster
T 020 7190 9802
ian@robinsonwebster.co.uk

Liam Jones
T 020 7190 9804
liam@robinsonwebster.co.uk

Gary Darrell
T 020 7409 8083
gdarrell@savills.com

Olly Eades
T 020 7075 2889
oeades@savills.com

Misrepresentation Act: Robinson Webster and Savills act for themselves and for the vendor and lessors of this property whose agents they are, give notice that
(i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property. April 2019.