

AVAILABLE NOW

UNIT 4

VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU



Indicative Image



TO LET

**WAREHOUSE / INDUSTRIAL UNIT
ON A SECURE, WELL-MANAGED ESTATE**

10,310 SQ FT (958 SQ M)

✓ Wide range of industrial uses with warehouse, production and trade counter units

✓ Secure, well-managed estate with 24-hour on-site guards, security barriers and CCTV

✓ Highly accessible with North Acton Underground Station (Central Line) within 200m and regular bus services from Wales Farm Road

📍 Prominent position off Victoria Road (A4000) and is well located for easy access to central London and the national motorway network via the Western Avenue (A40)

★ Established Estate with occupiers including Maxlight Ltd, Electronic Theatre Controls Ltd and Visual Impact

ACCOMMODATION

WAREHOUSE	8,660 sq ft
OFFICE	1,650 sq ft
COMBINED TOTAL	10,310 sq ft (958 sq m)

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

SPECIFICATION

- To be refurbished
- Ground and first floor offices
- 2 electrically operated loading doors
- 3-phase power
- EPC rating available upon request

DISTANCES

A40	0.2 miles
M4	2.6 miles
CENTRAL LONDON	7.4 miles
M40 (J1)	10.5 miles
HEATHROW AIRPORT	11.4 miles
M25 (J15 or J16)	12.0 miles

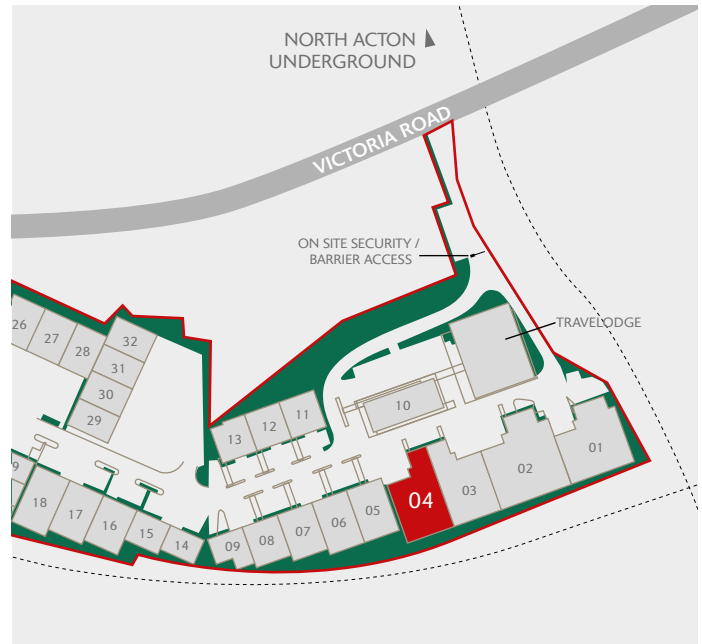
Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.6 million square metres of space (103 million square feet) valued at £21.3 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 seven other European countries.

See SEGRO.com for further information.



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