

AVAILABLE NOW
FLEXIBLE LEASE TERMS

UNIT 4

VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU



TO LET

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

**10,755 SQ FT (999 SQ M)
///FOOD.AXED.GUITAR**

✓ **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	9,146 sq ft
GROUND FLOOR OFFICE	796 sq ft
FIRST FLOOR OFFICE	813 sq ft
COMBINED TOTAL	10,755 sq ft (999 sq m)

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

SPECIFICATION

- Newly refurbished
- Ground and first floor offices
- 2 electrically operated loading doors
- LED lighting
- EV charging points available
- 3-phase power
- Kitchenette
- Flexible lease terms available
- EPC rating: C

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

LOCAL AMENITIES

NORTH ACTON (CENTRAL) 🚇	0.2 miles
NO.266 & NO.440 BUS STOP	0.3 miles
TESCO EXPRESS	0.3 miles
SAINSBURY'S LOCAL	0.3 miles
COSTA COFFEE	0.3 miles
ACTON MAIN LINE (ELIZABETH) 🚇	0.5 miles
HARLESDEN (BAKERLOO) 🚇	1.2 miles
PARK ROYAL (PICCADILLY) 🚇	1.3 miles
HANGER LANE (CENTRAL) 🚇	1.8 miles

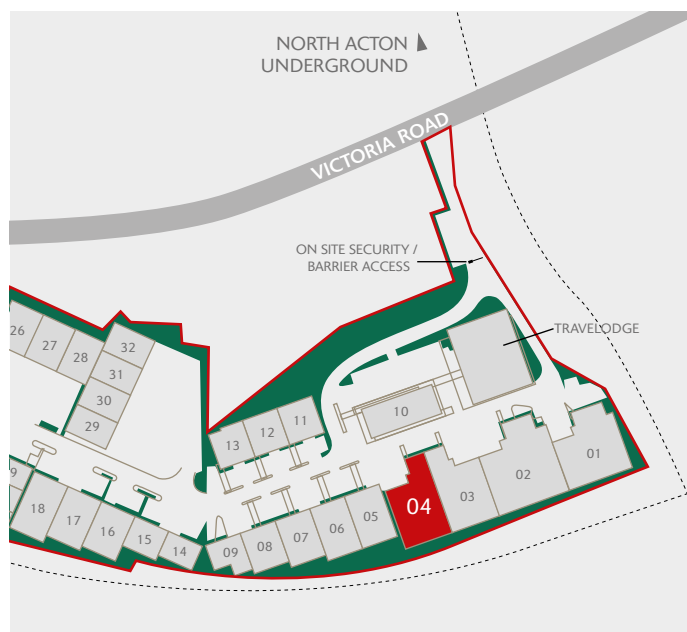
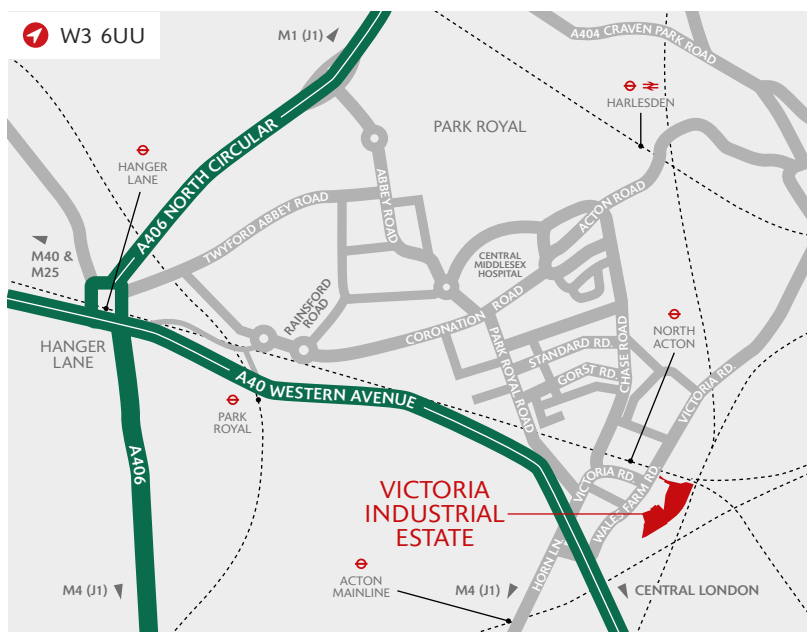
Source: Google maps

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 10.3 million square metres of space (110 million square feet) valued at £21.0 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.



FOR MORE INFORMATION, PLEASE VISIT
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