

UNDER REFURBISHMENT

UNIT 2

VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU

TO LET

WAREHOUSE / INDUSTRIAL UNIT
ON A SECURE, WELL-MANAGED ESTATE,
CURRENTLY UNDERGOING REFURBISHMENT

15,575 SQ FT (1,447 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
- ★ Established Estate with occupiers including Japan Centre, Visual Impact, E.Motion Capture Studio Ltd. and Muji
- 📍 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)

ACCOMMODATION

TOTAL	15,575 sq ft (1,447 sq m)
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New accommodation breakdown to be provided following refurbishment.

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

SPECIFICATION

- 6m clear height
- 2 full height level access electrically operated loading doors
- Fully fitted ground and first floor offices
- 10 car parking spaces
- 3-phase power
- EPC rating: C – 57

DISTANCES

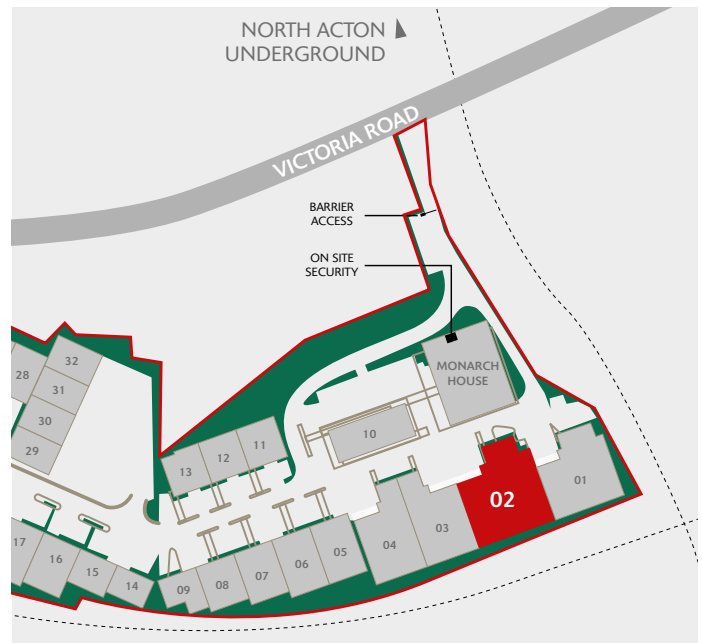
A40	0.2 miles
M4	2.6 miles
CENTRAL LONDON	7.4 miles
M40 (JUNCTION 1)	10.5 miles
HEATHROW AIRPORT	11.4 miles
M25 (JUNCTION 15 or 16)	12.0 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages over six million square metres of space valued at £8 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 nine other European countries.



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