

NORTH ACTON W3 6UU

NORTH ACTON

VICTORIA INDUSTRIAL ESTATE

AVAILABILITY

WAREHOUSE / INDUSTRIAL UNITS
ON A SECURE, WELL-MANAGED ESTATE



VICTORIA INDUSTRIAL ESTATE

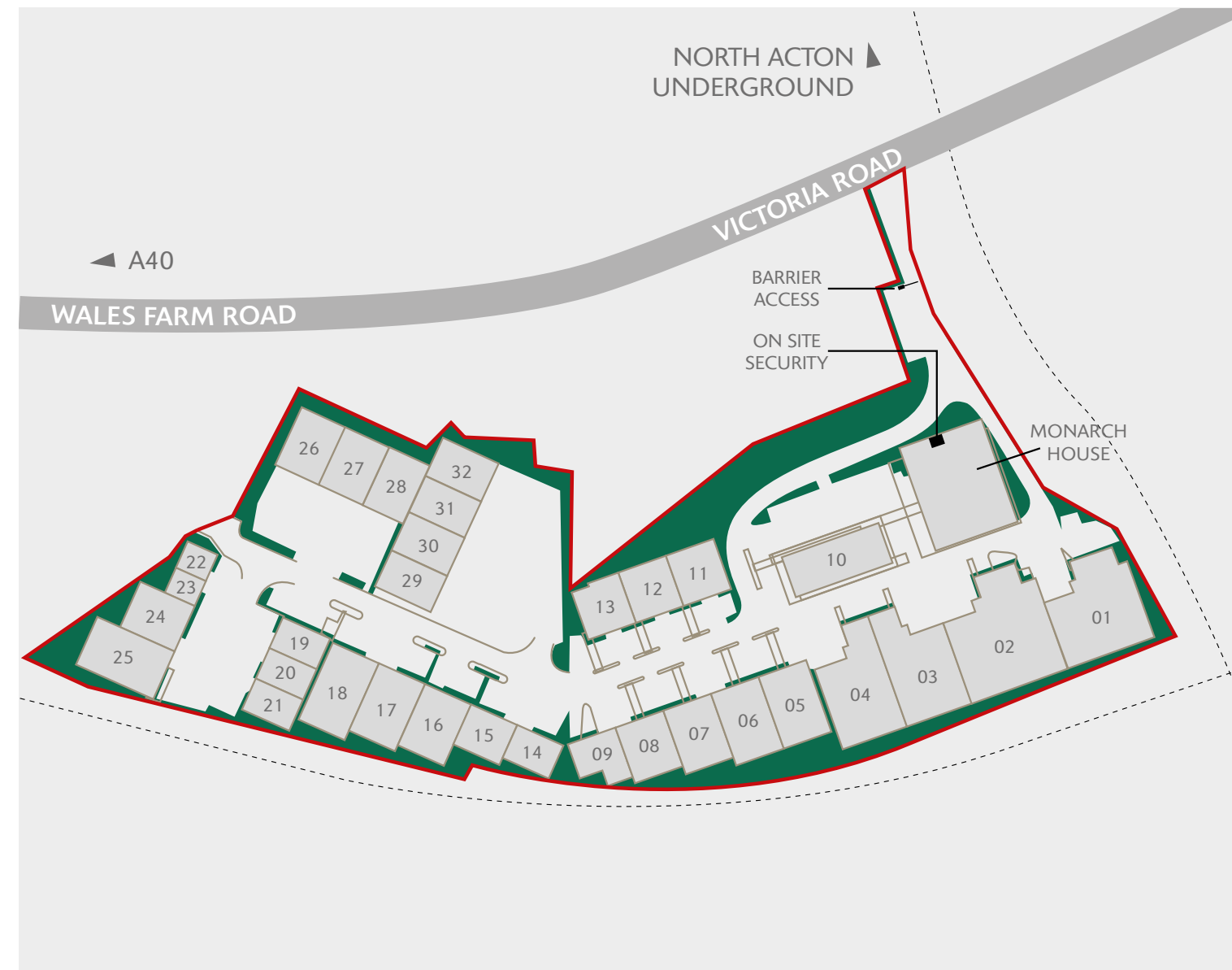
A CHOICE FOR EVERY BUSINESS REQUIREMENT

WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 2,821 SQ FT TO 15,575 SQ FT.

Victoria Industrial Estate provides the opportunity for companies to locate to an established business environment, on a vibrant estate, with wide range of industrial, warehouse, production and trade counter units available.

- ✓ 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
- 📍 Established Estate with occupiers including Maxlight Ltd, Electronic Theatre Controls Ltd, Visual Impact and Muji
- 📍 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)

VICTORIA INDUSTRIAL ESTATE IS HOME TO A RANGE OF ESTABLISHED LOCAL OCCUPIERS:



W3 6UU



DRIVING 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

LOCAL AMENITIES

NORTH ACTON UNDERGROUND STATION	0.3 miles
NO. 266 BUS STOP	0.3 miles
TESCO EXPRESS	0.3 miles
COSTA COFFEE	0.3 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 6.7 million square metres of space (72 million square feet) valued at over £9 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.

See SEGRO.com for further information.

For more information, please contact the joint agents:



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2		Warehouse Ground Floor Office First Floor Office TOTAL	13,125 sq ft 1,224 sq ft 1,226 sq ft 15,575 sq ft 1,447 sq m	Under Offer	<ul style="list-style-type: none">• 6m clear height• 2 level access doors• Ground and first floor offices• 10 car parking spaces• EPC rating: C – 57
16		Warehouse First Floor Office TOTAL	4,010 sq ft 1,487 sq ft 5,497 sq ft 511 sq m	Available Summer 2019	<ul style="list-style-type: none">• To be refurbished• 5.5m clear height• 1 loading door• 3 phase power• First floor office• 4 car parking spaces• EPC rating available upon request
17		Warehouse First Floor Office TOTAL	5,249 sq ft 835 sq ft 6,084 sq ft 565 sq m	Available Summer 2019	<ul style="list-style-type: none">• To be refurbished• 5.5m clear height• 1 loading door• 3 phase power• First floor office• 4 car parking spaces• EPC rating available upon request

All areas are approximate and measured on a Gross External basis



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20		Warehouse First Floor Office TOTAL	2,408 sq ft 413 sq ft 2,821 sq ft 262 sq m	Available	<ul style="list-style-type: none">• 5.5m eaves height• 1 electric roller shutter door• 3 phase power• WCs and kitchenette• First floor office• EPC rating: E – 103
25		Warehouse First Floor Office TOTAL	6,085 sq ft 873 sq ft 6,958 sq ft 646 sq m	Under Offer	<ul style="list-style-type: none">• 5.8m clear height• 1 electric roller shutter door• Fully fitted offices• Roof lights• EPC rating: D – 82

All areas are approximate and measured on a Gross External basis



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