

AVAILABLE NOW
FLEXIBLE LEASE TERMS

UNIT 21

VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU



TO LET

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

2,816 SQ FT (262 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 | 1,952 sq ft |
| GROUND FLOOR OFFICE | 432 sq ft |
| FIRST FLOOR OFFICE | 432 sq ft |
| COMBINED TOTAL | 2,816 sq ft (262 sq m) |

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

SPECIFICATION

- Newly refurbished
- 5.5m clear height
- First floor offices
- 1 loading door
- 3-phase power
- LED lighting
- EV charging points available
- Flexible lease terms available
- EPC rating: B

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 |

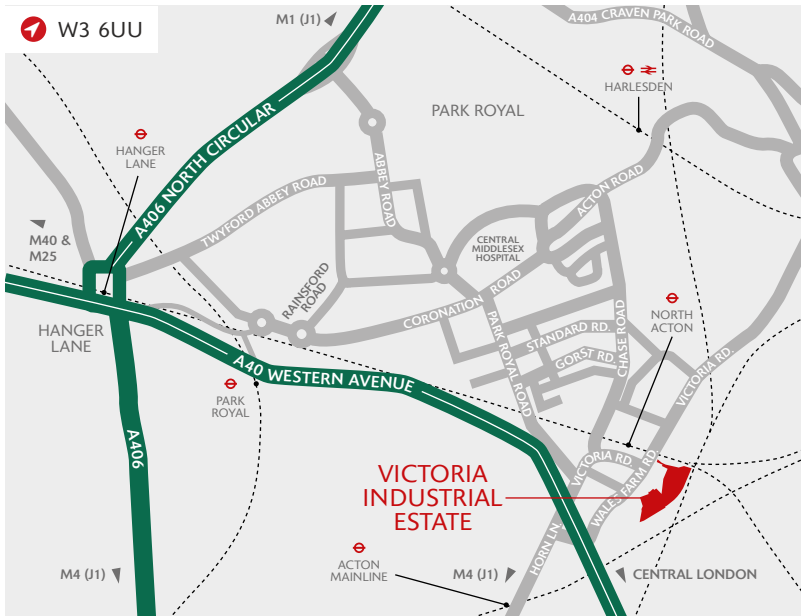
Source: Google maps

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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