

AVAILABLE
NOW



Modern Warehouse Unit 4,646 sq ft (432 sq m) **TO LET**

- Excellent access to the A40
- High quality offices
- Strategic West London location
- E(g), B2, B8 uses
- 24 hour access
- Floor loading 30 kN/sq m
- A40 200m
- West Acton Underground 400m
- Park Royal Underground 800m

ACTON

vision

UNIT 4 ■ KENDAL AVENUE ■ ACTON ■ W3 0AF



7.5M EAVES



EV CHARGING POINTS
(AS PART OF
REFURBISHMENT)



TARGET EPC A
(ONCE REFURBISHED)



SHORT WALK
FROM WEST ACTON
UNDERGROUND

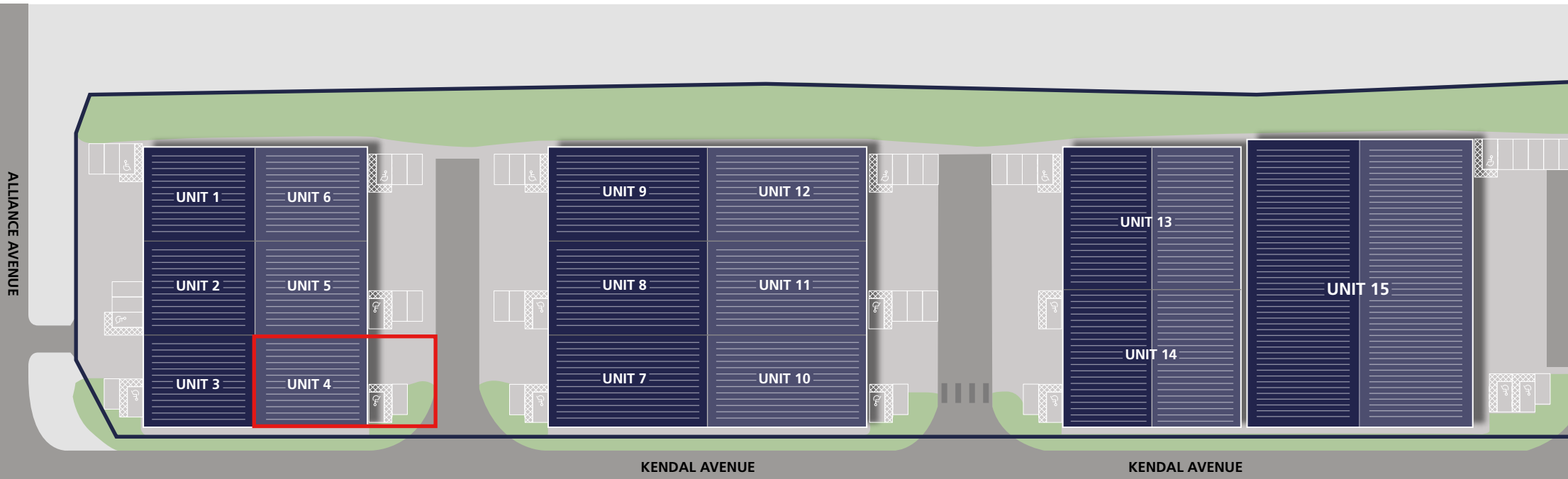


ALLOCATED CAR PARKING



LG3 LIGHTING

ACTON



ACCOMMODATION (GEA)

UNIT 4	sq ft	sq m
Warehouse	2,992	278
First Floor Office	1,654	154
Total	4,646	432

UNIT SPECIFICATION

- 1 LEVEL ACCESS LOADING DOOR
- 7.5M CLEAR HEIGHT
- 7 DEMISED CAR PARKING SPACES
- FLOOR LOADING 30 KN/SQ M

COMMUNICATIONS

ROAD	MILES
A40	200 metres
West Acton Station	400 metres
Park Royal Station	800 metres
Westfield Shopping Centre	2.5
M1 J16	5
Brent Cross	6
London West End	7
Heathrow Airport	8
M25 J16	10

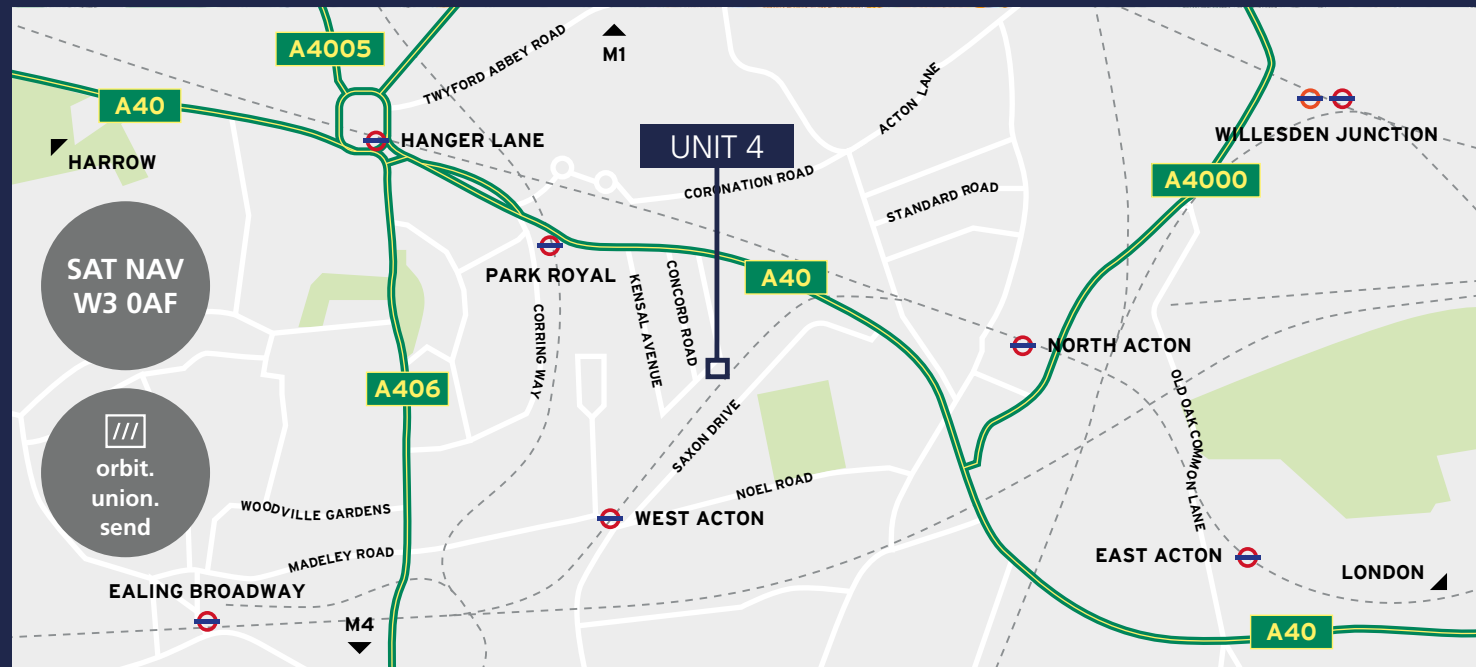
OCCUPIERS

Occupiers on the estate include:



LOCATION

Vision is situated off the A40 Western Avenue between the Gypsy Corner and Hanger Lane interchanges. Access to Vision is via Kendal Avenue or Alliance Road. Kendal Avenue is in the heart of an industrial area with prominent local occupiers including John Lewis, Black Island Studios, Jaguar Land Rover and Renault.



FURTHER INFORMATION

Further information, plans and specifications are available through the joint agents.

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