

AVAILABLE NOW  
FLEXIBLE LEASE TERMS

# UNIT 21

## VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU  
📍 ///FOOD.AXED.GUITAR



TO LET

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

**2,816 SQ FT (262 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

✓ **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 Monica Vinader, Wrapology, Urban Cow and Visual Impact

## ACCOMMODATION

WAREHOUSE	1,952 sq ft
GROUND FLOOR OFFICE	432 sq ft
FIRST FLOOR OFFICE	432 sq ft
<b>COMBINED TOTAL</b>	<b>2,816 sq ft (262 sq m)</b>

(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 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

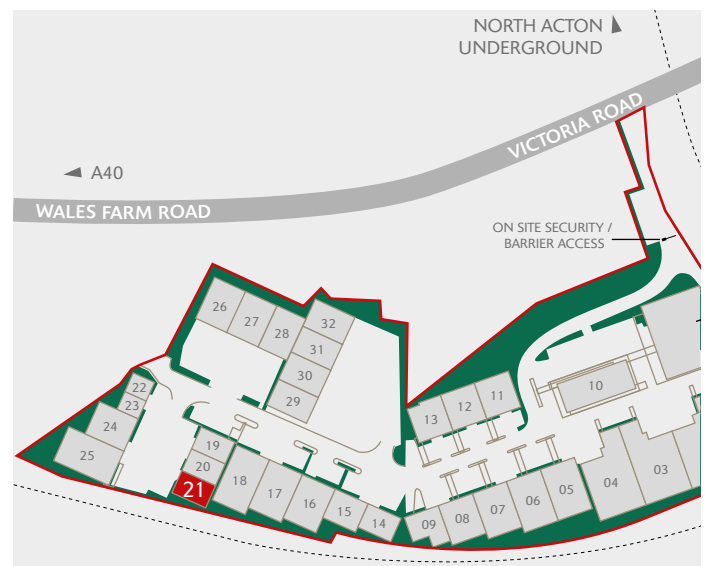
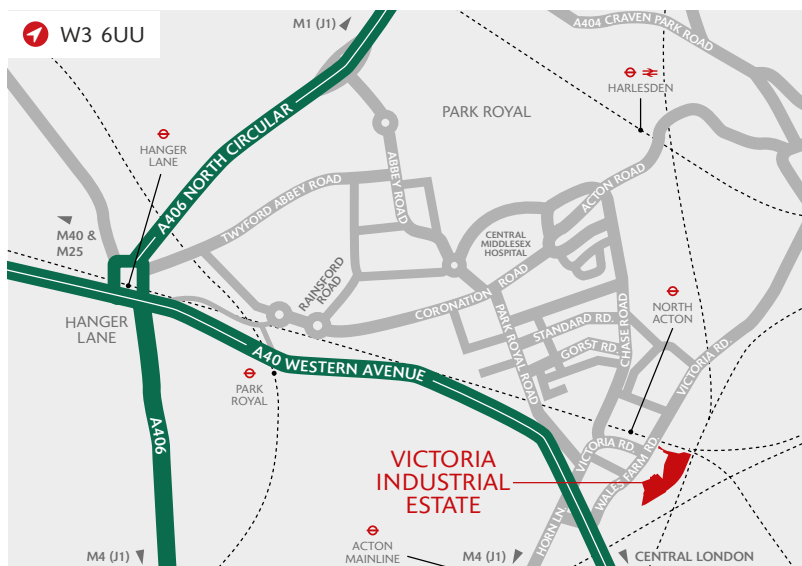
NORTH ACTON (CENTRAL) ☺	0.2 miles
NO.266 & NO.440 BUS STOP	0.3 miles
TESCO EXPRESS	0.3 miles
SAINSBURY'S LOCAL	0.3 miles
COSTA COFFEE	0.3 miles
ACTON MAIN LINE (ELIZABETH) ☺	0.5 miles
HARLESDEN (BAKERLOO) ☺	1.2 miles
PARK ROYAL (PICCADILLY) ☺	1.3 miles
HANGER LANE (CENTRAL) ☺	1.8 miles

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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](http://SEGRO.com) for further information.



FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/VICTORIAINDUSTRIAL](http://SEGRO.COM/VICTORIAINDUSTRIAL)**

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