

AVAILABLE NOW  
FLEXIBLE LEASE TERMS

# UNIT 19

## VICTORIA INDUSTRIAL ESTATE

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



**TO LET**

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

**2,797 SQ FT (260 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	2,004 sq ft
OFFICE	793 sq ft
<b>COMBINED TOTAL</b>	<b>2,797 sq ft</b> (260 sq m)

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

## SPECIFICATION

- Refurbished
- 5.5m clear height
- First floor offices
- 4 car parking spaces
- 1 loading door
- 3-phase power
- 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

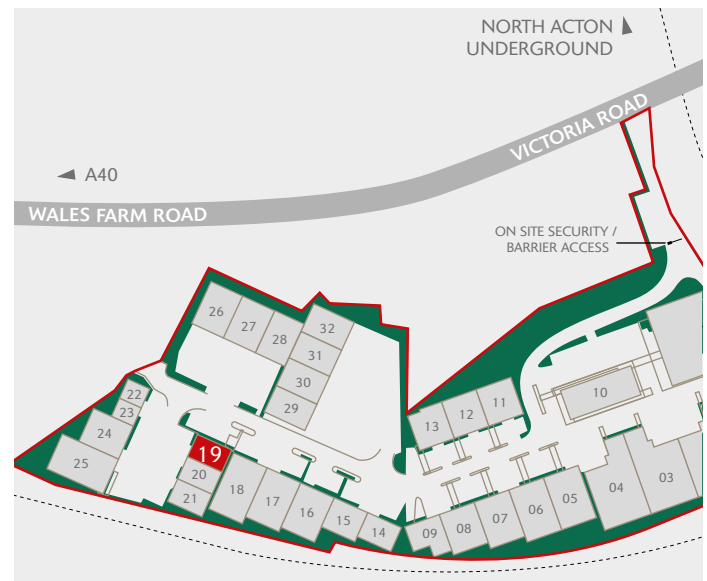
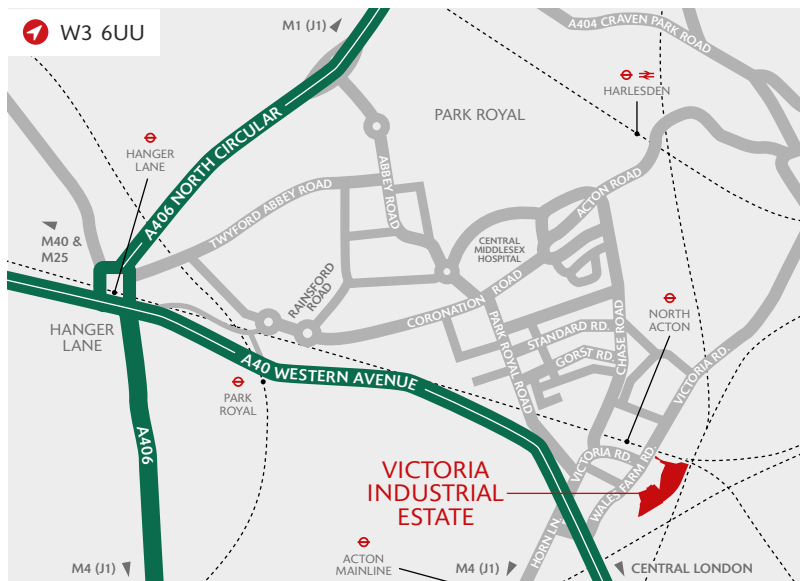
NORTH ACTON (CENTRAL) ☺	0.2 miles
NO.266 & NO.440 BUS STOP	0.3 miles
TESCO EXPRESS	0.3 miles
SAINSBURY'S LOCAL	0.3 miles
COSTA COFFEE	0.3 miles
ACTON MAIN LINE (ELIZABETH) ☺	0.5 miles
HARLESDEN (BAKERLOO) ☺	1.2 miles
PARK ROYAL (PICCADILLY) ☺	1.3 miles
HANGER LANE (CENTRAL) ☺	1.8 miles

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)**

Or, alternatively, please contact the joint agents:

**Knight Frank**

**Colliers**

**JLL**

Kevin McQuillan  
020 3151 0388  
Gus Haslam  
020 3369 1896

Isa Naeem  
020 3151 2932  
Patrick Rosso  
020 3369 1207

James Miller  
020 3151 3574  
Katy Kenealy  
020 3369 1614

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 07/24.

**SEGRO**

**SEGRO.com**