

AVAILABLE NOW

# UNIT 4

## VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU



**TO LET**

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

**10,310 SQ FT (958 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 Maxlight Ltd, Electronic Theatre Controls Ltd and Visual Impact

## ACCOMMODATION

WAREHOUSE	8,660 sq ft
OFFICE	1,650 sq ft
<b>COMBINED TOTAL</b>	<b>10,310 sq ft (958 sq m)</b>

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

## SPECIFICATION

- Newly refurbished
- Ground and first floor offices
- 2 electrically operated loading doors
- 3-phase power
- EPC rating available upon request

## 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

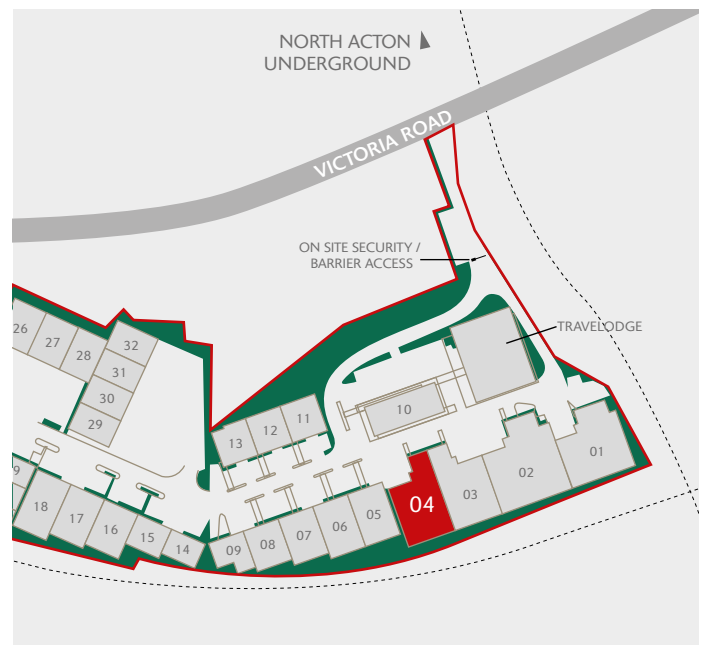
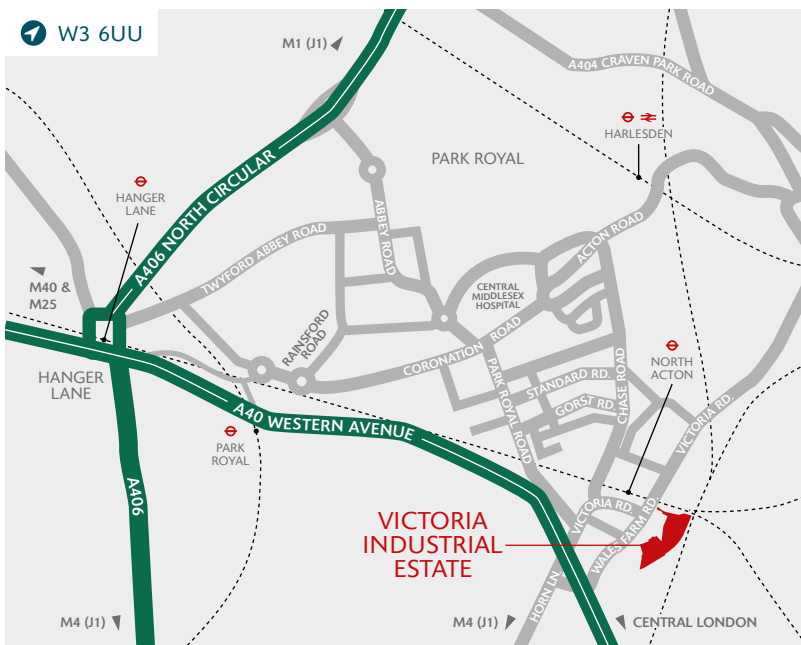
Source: Google maps

## 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 9.9 million square metres of space (106 million square feet) valued at £20.9 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 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:



Elliot Evans  
020 3151 3149

Isa Naeem  
020 3151 2932  
Patrick Rosso  
020 3369 1207

James Miller  
020 3151 3574  
Katy Kenealy  
020 3369 1614

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