

NORTH ACTON W3 6UU

NORTH ACTON

VICTORIA INDUSTRIAL ESTATE

AVAILABILITY

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



VICTORIA INDUSTRIAL ESTATE

A CHOICE FOR EVERY BUSINESS REQUIREMENT

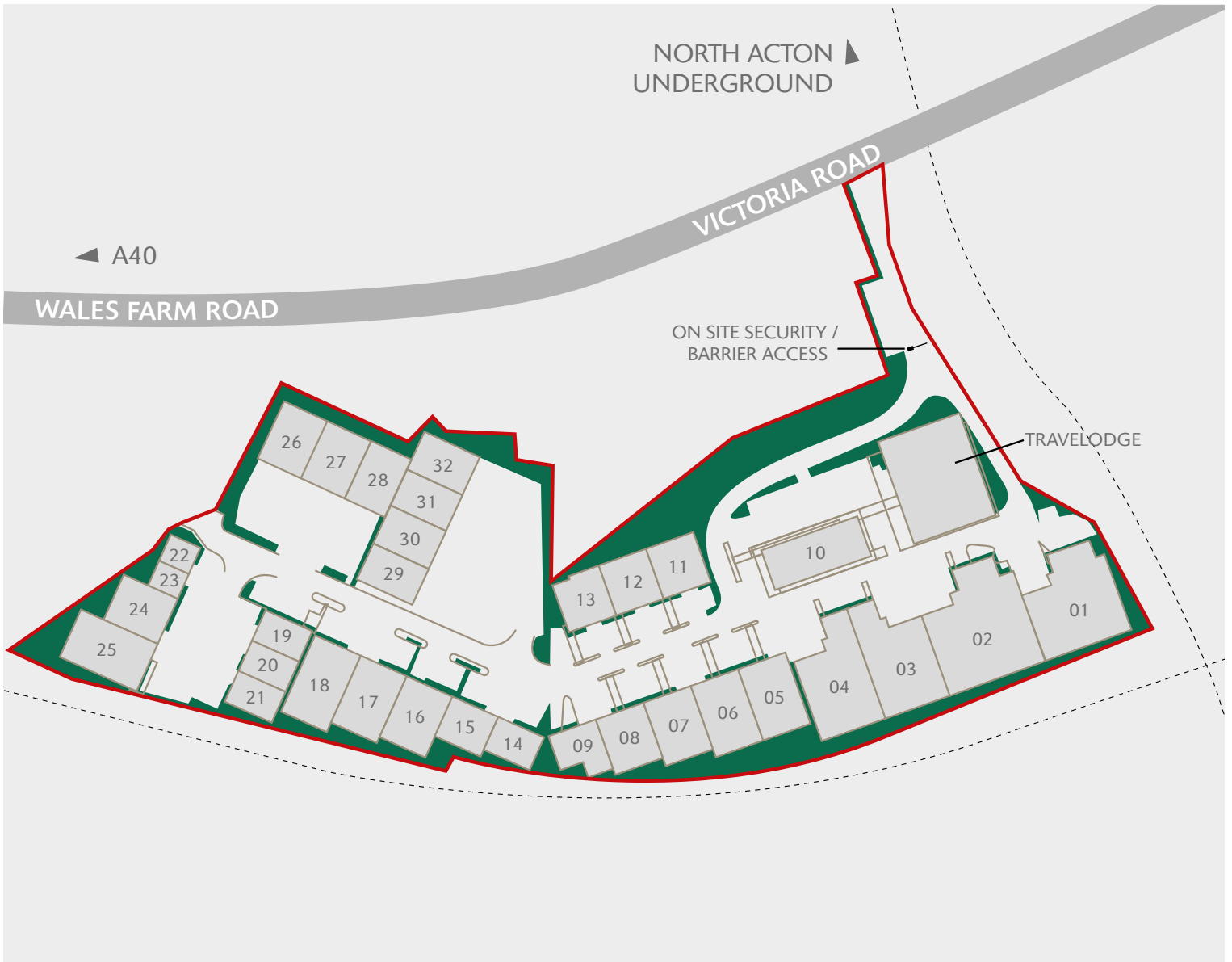
WAREHOUSE / INDUSTRIAL UNITS AVAILABLE TO LET FROM 2,821 SQ FT.

Victoria Industrial Estate provides the opportunity for companies to locate to an established business environment, on a vibrant estate, with wide range of industrial, warehouse, production and trade counter units available.

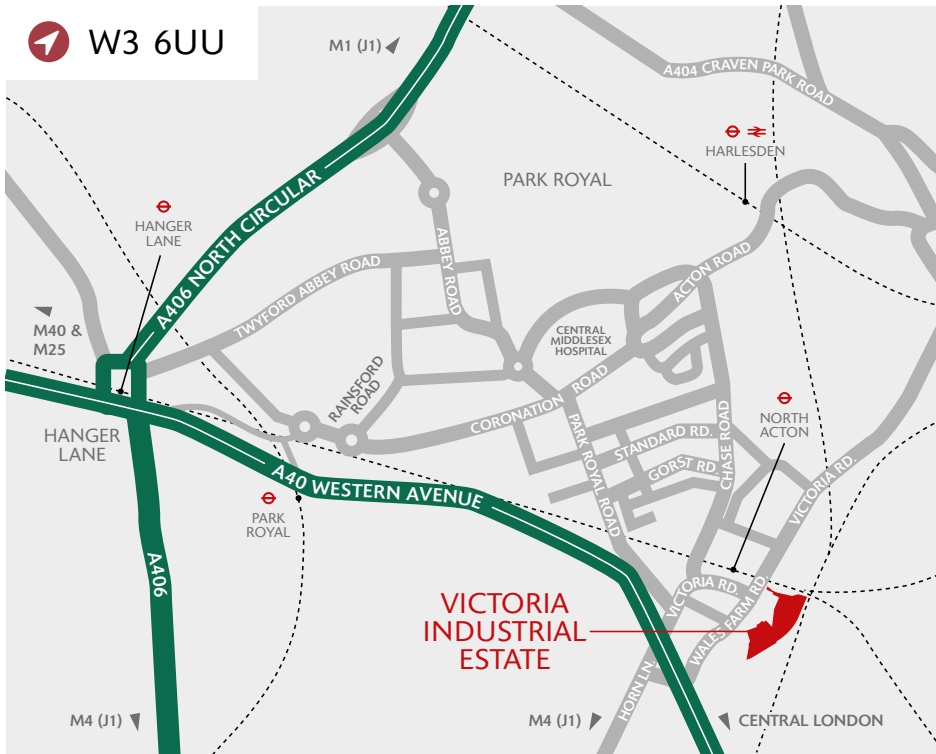
- ✓ **Secure, well-managed** estate with 24-hour on-site guards, security barriers and CCTV
- ✓ **Highly accessible** with North Acton Underground Station (Central Line) within 200m and regular bus services from Wales Farm Road
- 📍 **Established Estate** with occupiers including Maxlight Ltd, Electronic Theatre Controls Ltd, Visual Impact and Muji
- 📍 **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)

VICTORIA INDUSTRIAL ESTATE IS HOME TO A RANGE OF ESTABLISHED LOCAL OCCUPIERS:





W3 6UU



DRIVING DISTANCES

A40	0.2 miles
M4	2.6 miles
CENTRAL LONDON	7.4 miles
M40 (JUNCTION 1)	10.5 miles
HEATHROW AIRPORT	11.4 miles
M25 (JUNCTION 15 or 16)	12.0 miles

Source: Google maps

LOCAL AMENITIES

NORTH ACTON UNDERGROUND STATION	0.3 miles
NO. 266 & NO. 440 BUS STOP	0.3 miles
TESCO EXPRESS	0.3 miles
COSTA COFFEE	0.3 miles
SAINSBURY'S LOCAL	0.3 miles

Source: Google maps



ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property.

It owns or manages 7 million square metres of space (75 million square feet) valued at £11 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 eight other European countries.

See SEGRO.com for further information.

For more information, please contact the joint agents:



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