

AVAILABLE NOW

UNIT 8

VICTORIA INDUSTRIAL ESTATE

NORTH ACTON W3 6UU



TO LET

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

4,904 SQ FT (456 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

TOTAL	4,904 sq ft (456 sq m)
-------	---------------------------

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

SPECIFICATION

- To be refurbished
- 3-phase power
- Allocated parking
- 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

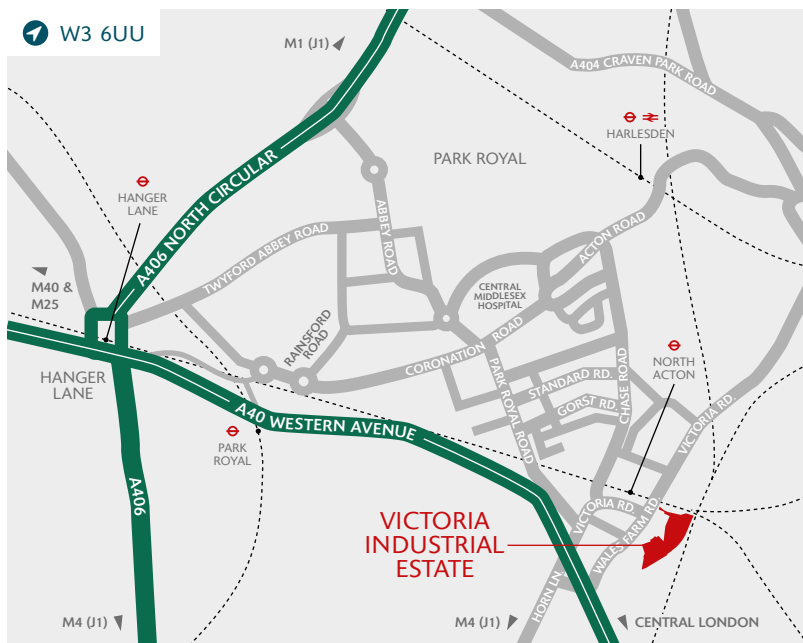
Source: Google maps

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 for further information.



FOR MORE INFORMATION, PLEASE VISIT
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

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. 03/23.



SEGRO.com