

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.

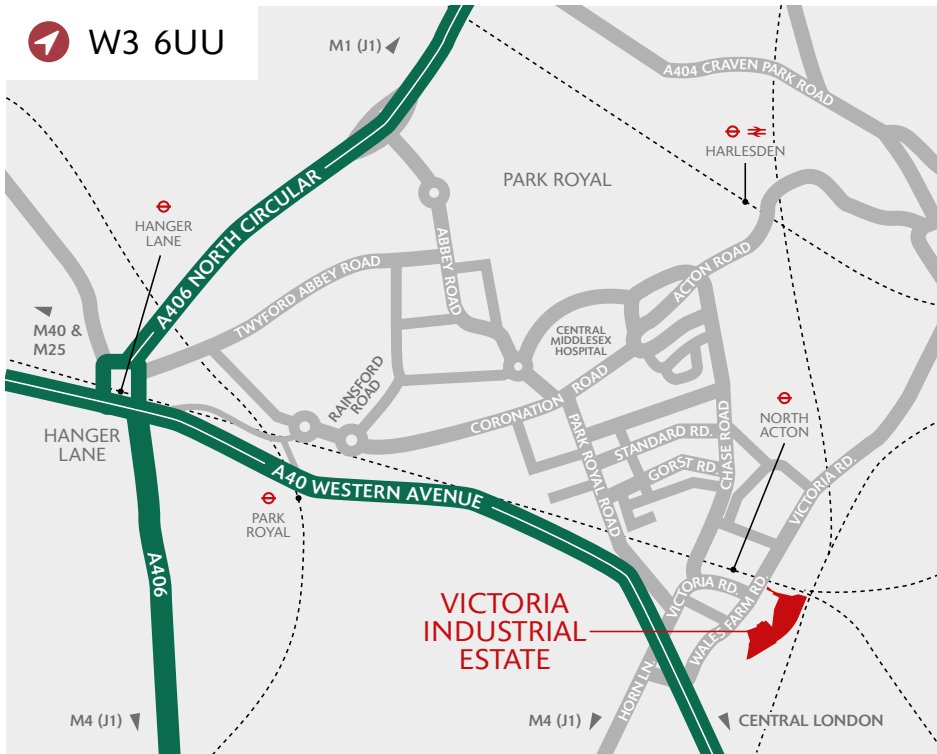
Victoria Industrial Estate provides the opportunity for companies to locate to an established business environment, on a vibrant estate, with wide range of industrial, warehouse, production and trade counter units available.

- ✓ 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
- 📍 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

## 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 (J1)	10.5 miles
HEATHROW AIRPORT	11.4 miles
M25 (J15 or J16)	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), 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 9.6 million square metres of space (103 million square feet) valued at £21.3 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 contact the joint agents:



Sam Baly  
sam.baly@cbre.com  
Ryan Anderson  
ryan.anderson@cbre.com



David O'Donovan  
dodonovan@dohertybaines.com  
Marco Baio  
mbaio@dohertybaines.com



James Miller  
james.miller@eu.jll.com  
Katy Kenealy  
katy.kenealy@eu.jll.com

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). 03/22.