



Unit 3, Victoria Industrial Estate, London, W3 6UU

10,740 SQ FT MODERN FITTED WAREHOUSE UNIT TO LET
PLUS 7,500 SQ FT TEMPORARY MEZZANINE TOTALLING 18,240
SQ FT

- Currently fitted as very high quality offices, studio / editing space, and storage
- 6m clear height
- Ground and first floor offices
- Significant power capacity
- B1(c), B2, and B8 permitted uses
- 10 car parking spaces
- Gated industrial development with 24/7 manned security

Overview.

10,740 SQ FT MODERN FITTED WAREHOUSE UNIT TO LET PLUS 7,500 SQ FT TEMPORARY MEZZANINE TOTALLING 18,240 SQ FT

Location.

Victoria Industrial Estate is located in a 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). North Acton Underground Station (Central Line) is within 200m of the estate. There are also regular bus services from Wales Farm Road.

Accommodation

The following areas are approximate, for indicative purposes only, and are subject to formal verification

Floor/Unit	Description	Sq ft	Sq m
Mezzanine	Temporary Mezzanine	7,500	696.77
Ground and First Floor	Offices	1,640	152.36
Ground	Warehouse	9,100	845.42
Total		18,240	1,694.55

Specification.

Currently fitted as very high quality offices, studio / editing space, and storage, B1(c), B2, and B8 permitted uses, 6m clear height, Ground and first floor offices, 10 car parking spaces, Significant power capacity, Gated industrial development with 24/7 manned security.

Financials.

Rent	Rent on application
Rates Payable	£6.49 per sq ft
Service Charge	TBC
EPC Rating	Upon Enquiry

Terms.

Sublease for a term to be agreed, outside the Landlord and Tenant Act.

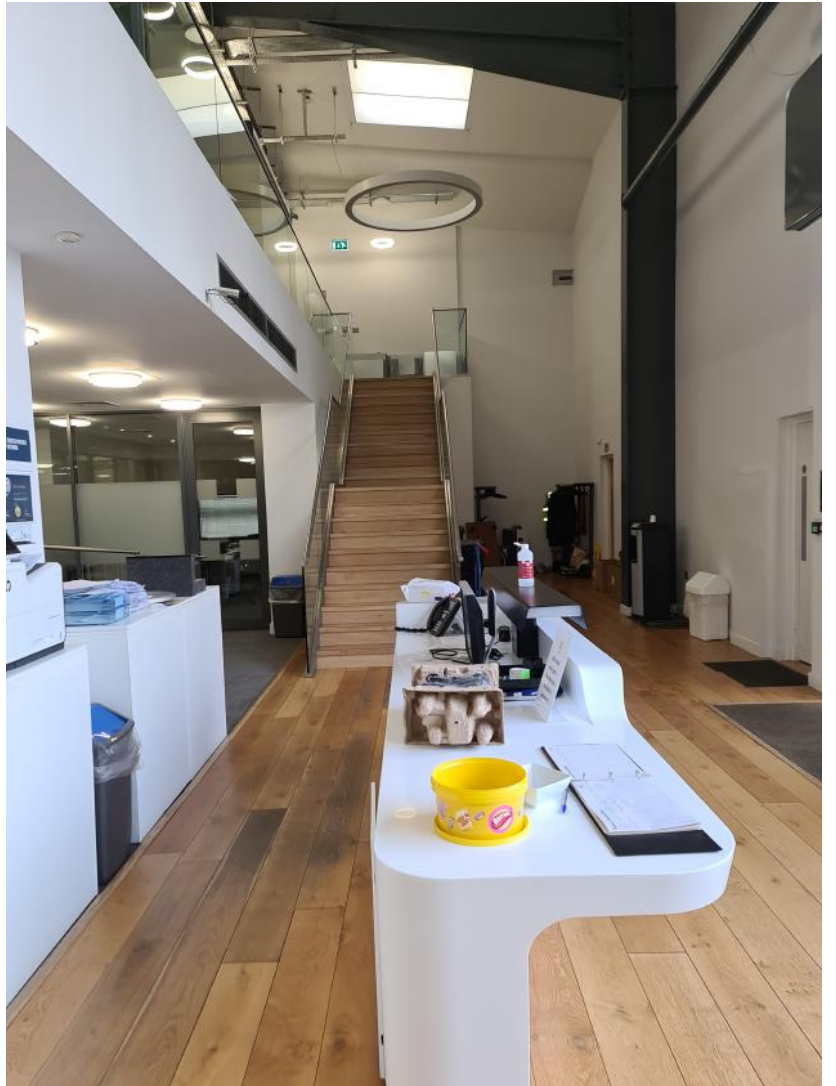
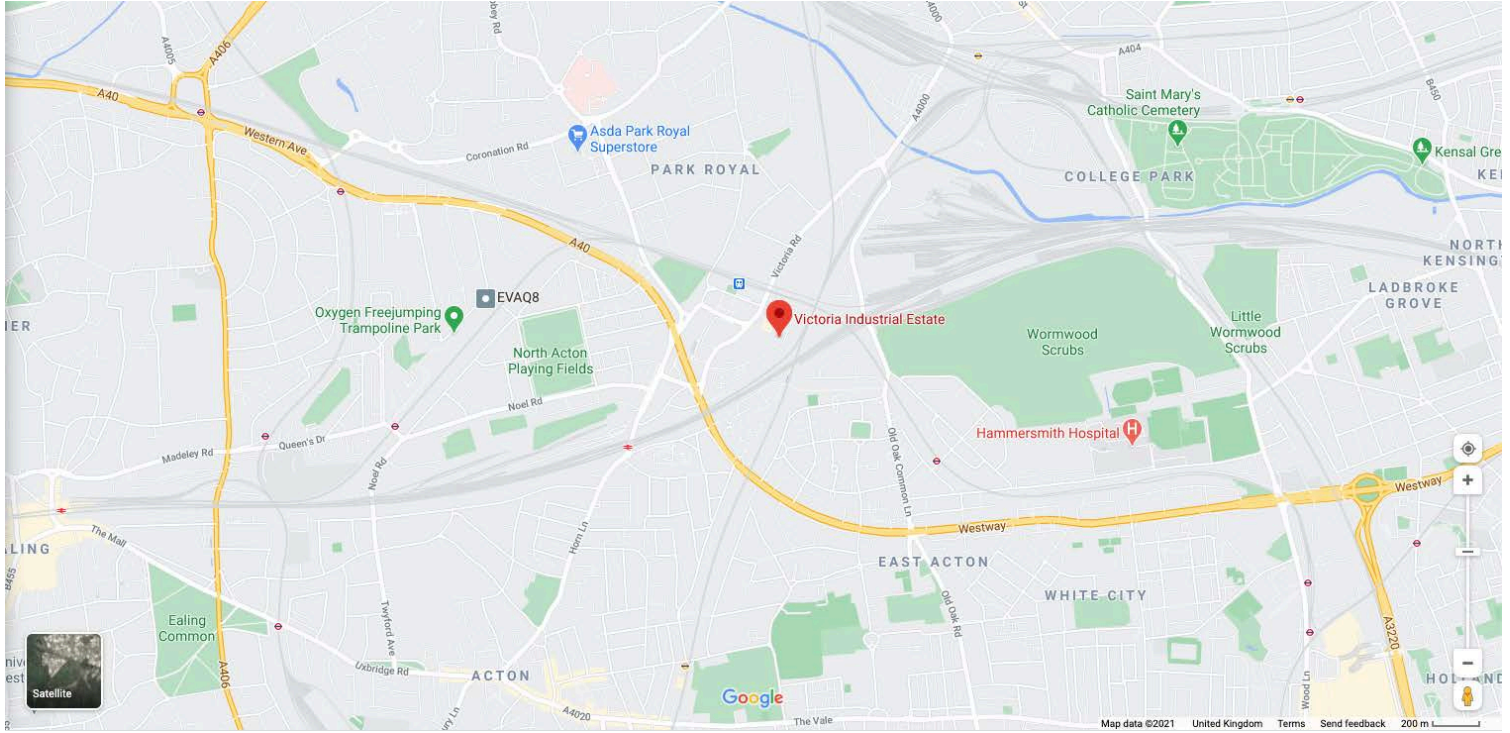
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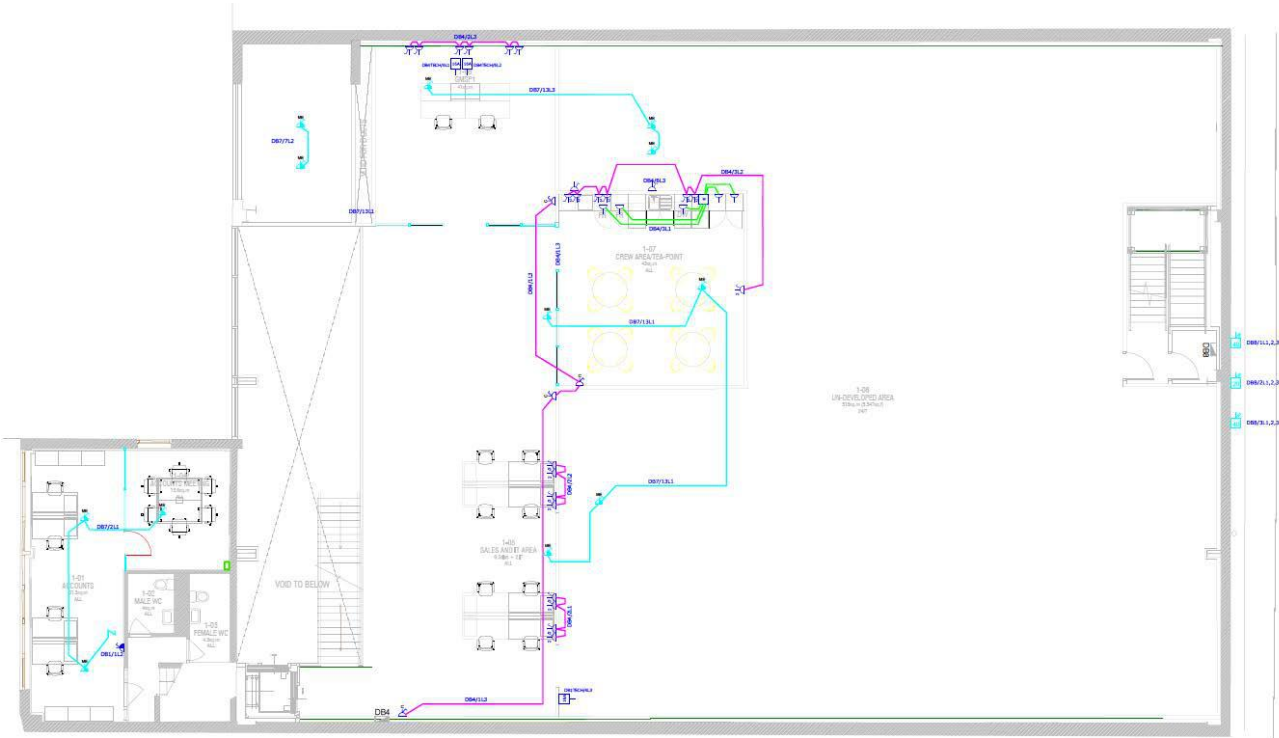


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FLOOR PLANS

MEZZANINE



GROUND FLOOR

