



Modern Warehouse Unit 4,659 sq ft (432.9 sq m) **TO LET**

- Excellent access to the A40
- High quality offices
- Strategic West London location
- E(g), B2, B8 uses
- 24 hour access
- Floor loading 30 kN/sq m
- Refurbished unit
- West Acton Underground 400m
- Park Royal Underground 800m

ACTON

vision

UNIT 4 ■ KENDAL AVENUE ■ ACTON ■ W3 0AF



7.5M EAVES
9M APEX



9M APEX



SHORT WALK
FROM WEST ACTON
UNDERGROUND

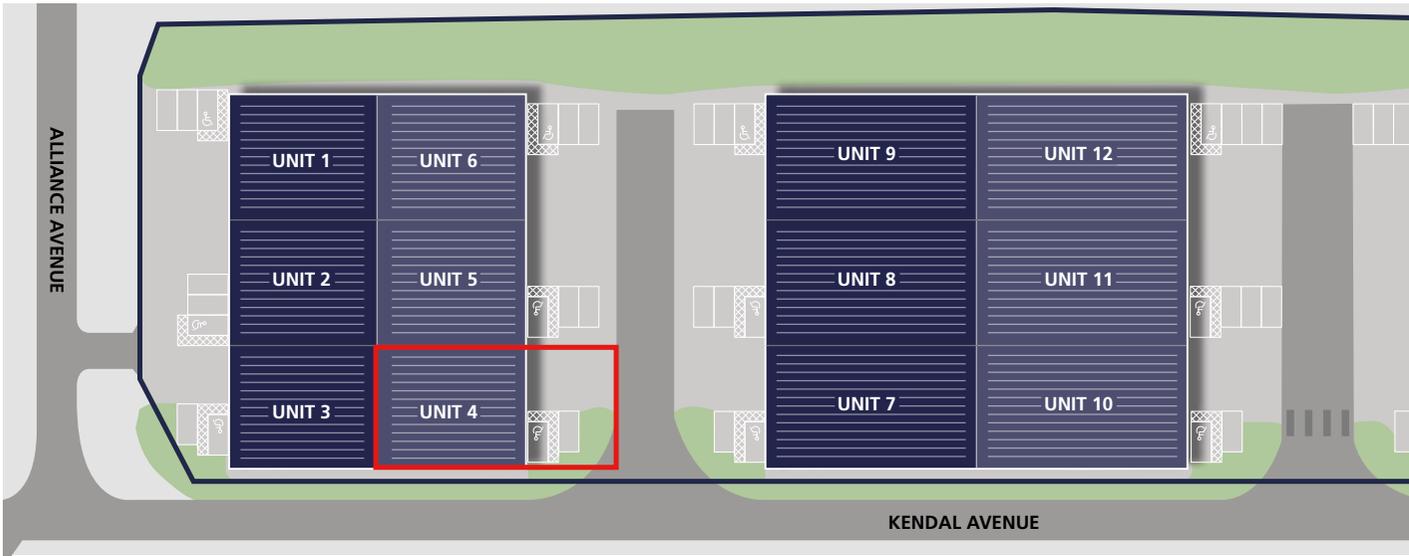


ALLOCATED
CAR PARKING



LG3
LIGHTING

ACTON



ACCOMMODATION (GEA)

UNIT 4	sq ft	sq m
Warehouse	3,004	279.1
First Floor Office	1,655	153.8
Total	4,659	432.9

[VIEW FLOOR PLAN](#)

UNIT SPECIFICATION



 1 LEVEL ACCESS
LOADING DOOR
 7.5M
EAVES



 2 DEMISED CAR
PARKING SPACES
 FLOOR LOADING
30 KN/SQ M

COMMUNICATIONS

ROAD	MILES
A40	200 metres
West Acton Station	400 metres
Park Royal Station	800 metres
Westfield Shopping Centre	2.5
M1 J16	5
Brent Cross	6
London West End	7
Heathrow Airport	8
M25 J16	10

Elizabeth Line (Ealing Broadway) - 3 mins via West Acton Station

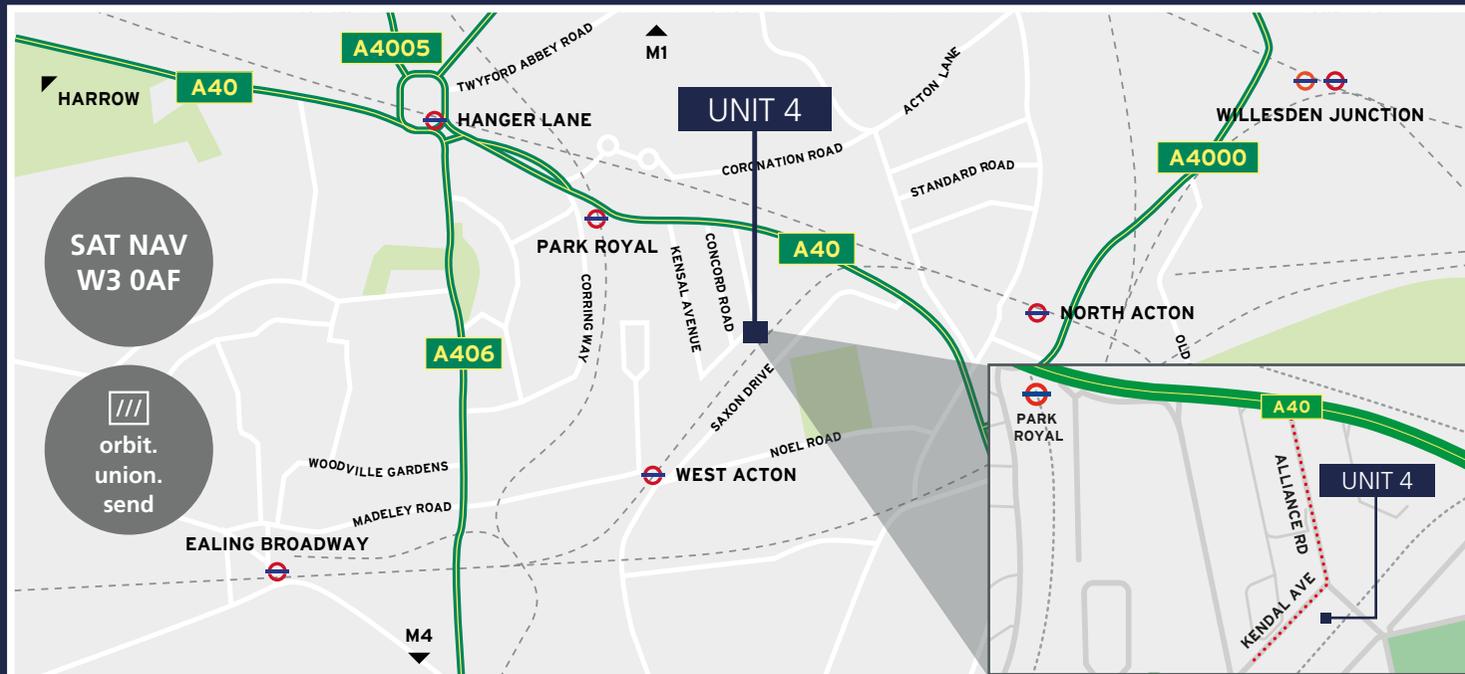
OCCUPIERS

Occupiers on the estate include:



LOCATION

Vision is situated off the A40 Western Avenue between the Gypsy Corner and Hanger Lane interchanges. Access to Vision is via Kendal Avenue or Alliance Road. Kendal Avenue is in the heart of an industrial area with prominent local occupiers including John Lewis, Black Island Studios, Jaguar Land Rover and Renault.



FURTHER INFORMATION

Further information, plans and specifications are available through the joint agents.

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