

FULLY  
REFURBISHED



# Modern Warehouse Unit 9,118 sq ft (847.1 sq m) **TO LET**

- Excellent access to the A40
- Strategic West London location
- High quality refurbishment
- E(g), B2, B8 uses
- 24 hour access
- 7 parking spaces
- 2 EV charging points
- West Acton Underground 400m
- Potential to secure yard

ACTON

# vision

UNIT 13 ■ KENDAL AVENUE ■ ACTON ■ W3 0AF



7 CAR PARKING SPACES



LG3 LIGHTING



7.5M EAVES



9M APEX



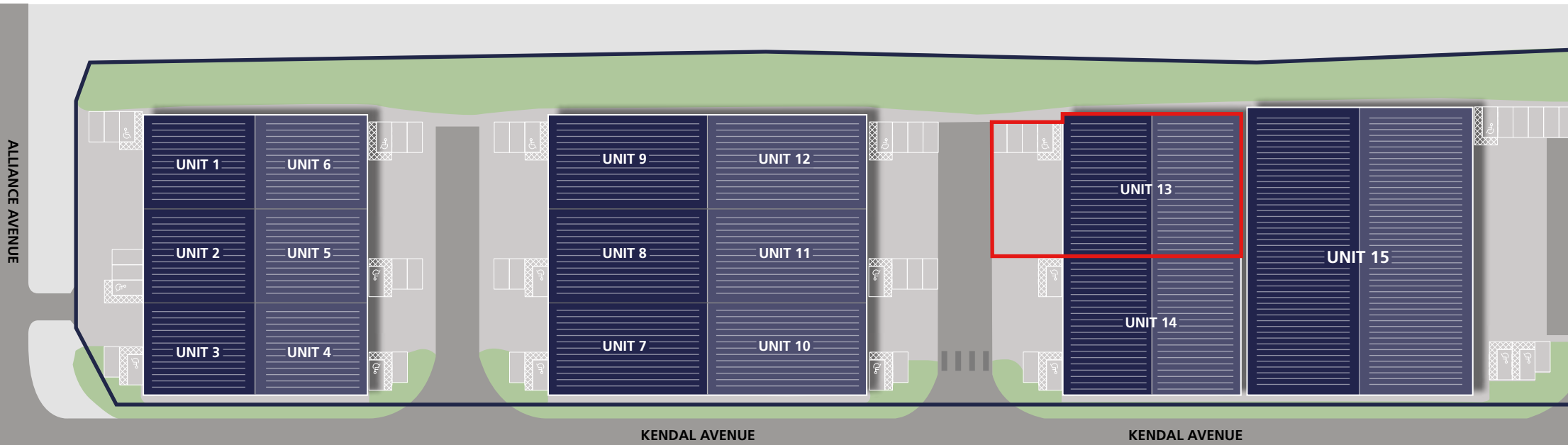
2 EV CHARGING POINTS



SHORT WALK FROM WEST ACTON & PARK ROYAL UNDERGROUND

# ACTON





### ACCOMMODATION (GEA)

UNIT 13	sq ft	sq m
Warehouse	6,661	618.8
First Floor Office	2,457	228.3
<b>Total</b>	<b>9,118</b>	<b>847.1</b>

[VIEW FLOOR PLAN](#)

### SPECIFICATION

- 2 EV CHARGERS
- 1 LEVEL ACCESS LOADING DOOR
- 7.5M EAVES
- 9M APEX
- 7 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

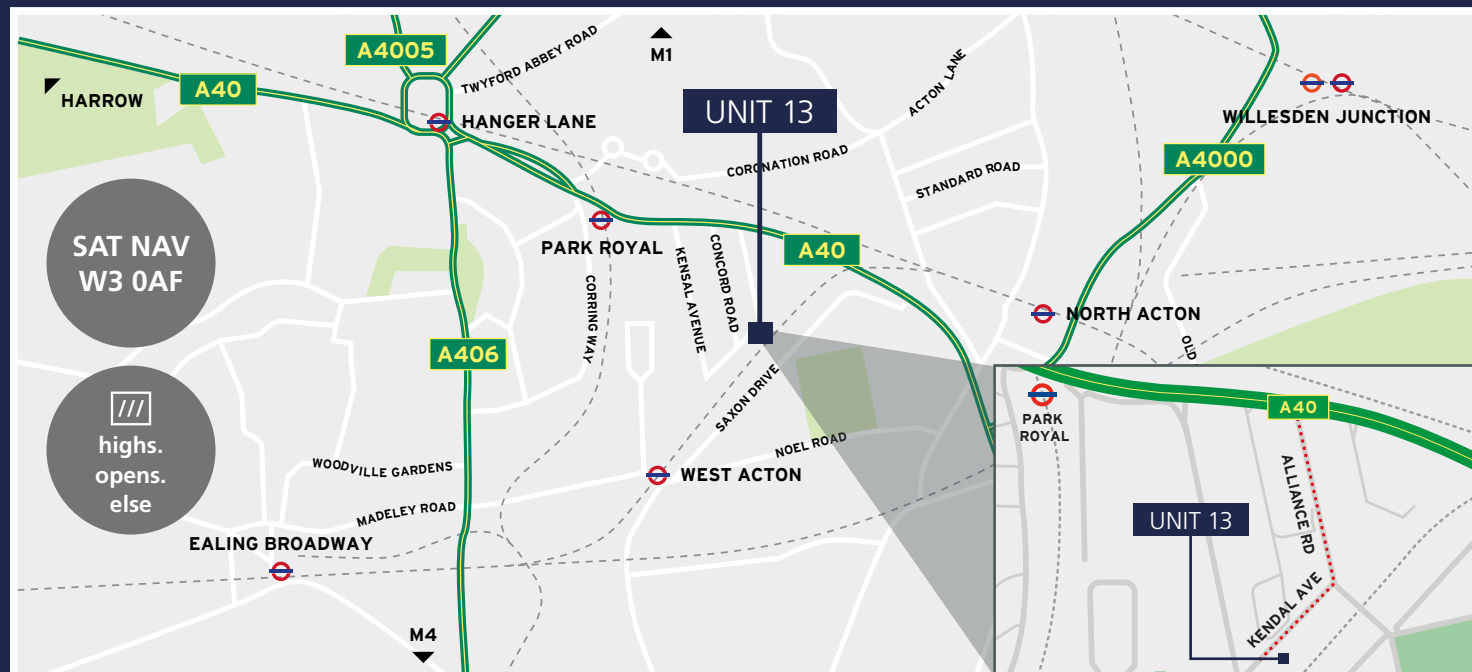
## OCCUPIERS

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, with local train stations a short walk away. 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.

**DTRE**  
020 3328 9080  
www.dtre.com

**Maddie Moriarty**  
maddie.moriarty@dtre.com  
07545 582 097

**Hugh Stanton**  
hugh.stanton@dtre.com  
07730 357 434

**Grant Mills Wood**  
chartered surveyors  
www.grantmillswood.com  
020 7629 8501

**Jonathan Hay**  
jonathanh@grantmillswood.com  
07798 605 532

**Fabian Stuart Smith**  
fabians@grantmillswood.com  
07494 474 190