



# VICTORIA INDUSTRIAL ESTATE

*FLEXIBLE LEASING OPPORTUNITIES  
FOR SCIENCE, TECH & INDUSTRIAL  
OCCUPIERS IN NORTH ACTON*

**IMPERIAL**  
*VICTORIA INDUSTRIAL ESTATE  
VICTORIA ROAD, NORTH ACTON W3 6UU*



IMPERIAL  
White City Campus



OLD OAK  
COMMON STATION

HITACHI NORTH  
POLE MAINTENANCE  
DEPOT

WORMWOOD  
SCRUBS  
OPEN SPACE

KING'S  
CROSS

CITY OF  
LONDON

LONDON  
BRIDGE



WHITE  
CITY

Westfield

WHITE CITY  
PLACE



SHEPHERD'S  
BUSH

A40

VICTORIA  
INDUSTRIAL  
ESTATE

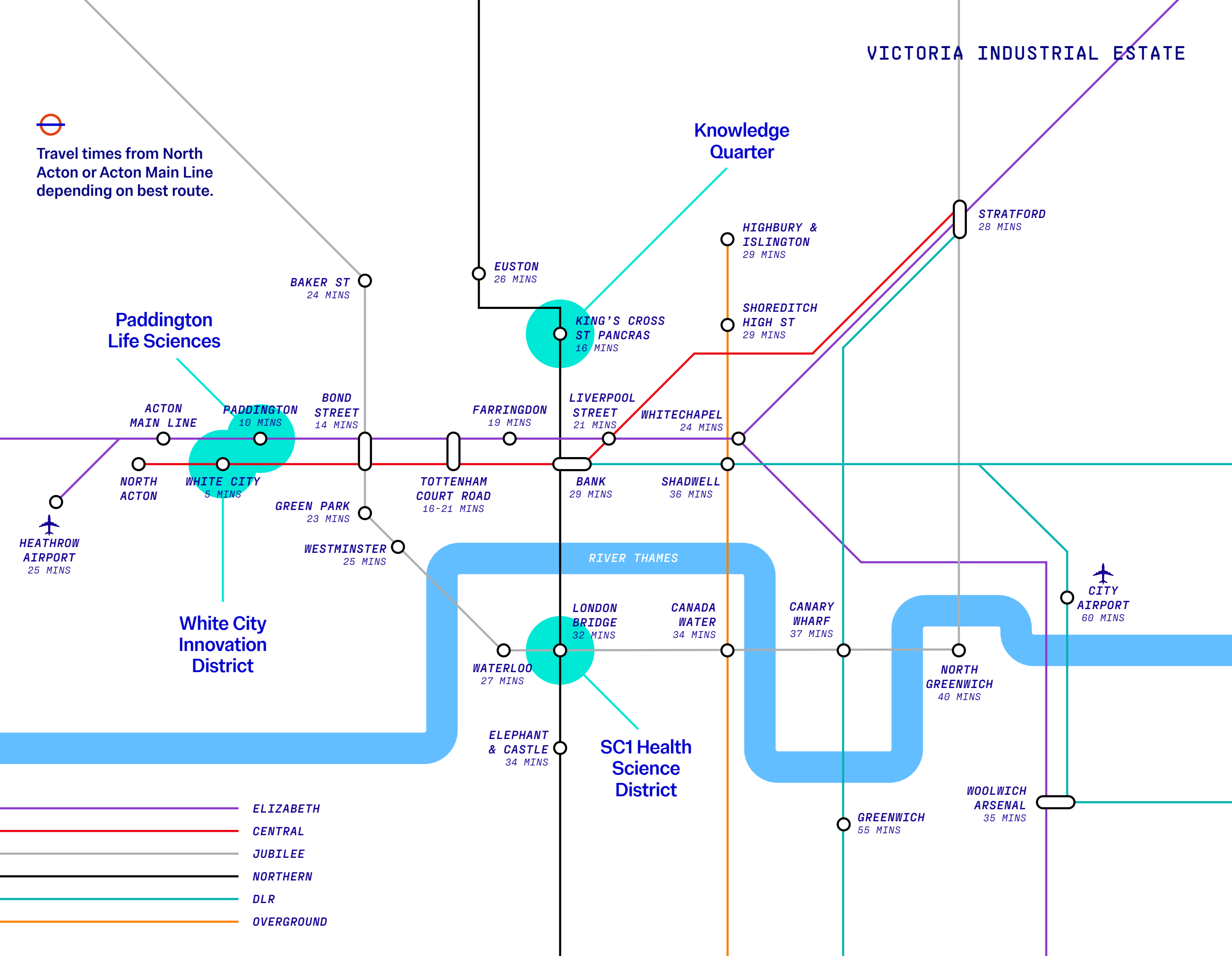
# A THRIVING COMMUNITY OF INDUSTRIAL, SCIENCE & TECH

Victoria Industrial Estate is a 9.6-acre industrial estate positioned in London's premier industrial zone and adjacent to North Acton Underground. Owned by Imperial College London, V.I.E presents a unique opportunity for industrial and science-led businesses seeking high-quality, flexible space with unrivalled connectivity.

HAMMERSMITH & ACTON MAIN LINE



# LOCATION & CONNECTIVITY



Victoria Industrial Estate offers outstanding connectivity for businesses reliant on both road and public transport. Just minutes from the A40, it provides swift access to Central London in under 20 minutes, with direct links to the M40, M25, and wider UK motorway network. The nearby M1 enables efficient distribution to the Midlands and North, while the A406 connects to the M4 for easy access to Heathrow and the South West.

The estate is also well-served by public transport and sits in a Zone 2 location, with North Acton Underground (Central Line) a short walk away and Acton Main Line providing rapid Elizabeth Line connections to the West End, Heathrow, and beyond. Positioned within an evolving innovation corridor near Imperial College London's White City Campus and Hammersmith Hospital, the estate offers a prime location for forward-thinking businesses seeking connectivity, collaboration, and growth.

|                     |           |
|---------------------|-----------|
| A40                 | 0.2 MILES |
| A406 NORTH CIRCULAR | 1.8 MILES |
| M4                  | 2.6 MILES |
| CENTRAL LONDON      | 7.4 MILES |
| M40 (J1)            | 10 MILES  |
| HEATHROW AIRPORT    | 11 MILES  |
| M25 (J15)           | 12 MILES  |



OLD OAK COMMON UNLOCKING  
A NEW MAJOR TRANSPORT  
INTERCHANGE AND THE UK'S  
LARGEST OPPORTUNITY AREA

Old Oak is a major 'Opportunity Area' in London, centred around the new Old Oak Common Station Superhub, connecting High Speed 2 (HS2), Great Western Railway (GWR), Heathrow Express services, and the Elizabeth Line. The area is already host to excellent transport connectivity alongside 'Park Royal', London's largest industrial area.

TRAVEL TIMES FROM  
OLD OAK COMMON

- HEATHROW AIRPORT ● 10 MINS
- BOND STREET ● 12 MINS
- BIRMINGHAM ● 32 MINS
- DIDCOT PARKWAY ● 40 MINS



UNLOCKING FUTURE  
GROW ON SPACE  
FOR SCIENCE &  
INNOVATION

Park Royal has been designated as a London Opportunity Area, with £26bn+ of planned investment set to transform the district into a major mixed-use hub. Over the next 20 years, the area will see a major transformation with Victoria Industrial Estate positioned to evolve, ensuring its long-term relevance and ability to attract high-value occupiers.

Old Oak Common Station is set to become one of the UK's busiest transport hubs, connecting HS2, the Elizabeth Line, and Great Western Rail, drastically improving access between London, the Midlands, and the North. This enhanced connectivity will also support the development of key innovation zones, including Harwell, Reading, Bristol, Cardiff, and the planned Knowledge Quarter in Birmingham, fostering collaboration and economic growth across the UK.

A MAJOR TRANSPORT INTERCHANGE AT OLD OAK COMMON – CONNECTING HS2, GREAT WESTERN RAIL, AND THE ELIZABETH LINE

25,000 NEW HOMES – CREATING A VIBRANT, LIVE-WORK COMMUNITY

65,000 NEW JOBS – POSITIONING PARK ROYAL AS LONDON'S PREMIER INDUSTRIAL EMPLOYMENT ZONE

PARK ROYAL IS THE LARGEST INDUSTRIAL AREA IN LONDON CURRENTLY SUPPORTING 1,700 BUSINESSES AND 40,000 JOBS

Imperial own 4 major sites locally, with plans to support c.4m sq ft of additional development.

IMPERIAL OPERATIONAL ASSETS

- 1 KEMP PORTER HALLS & CLAYWORKS RESIDENCES - 785 BEDS
- 2 WOODWARD HALLS - 690 BEDS

COMMERCIAL & MIXED USE DEVELOPMENTS

- 3 1 PORTAL WAY - 2M SQ FT CONSENT MIXED USE DEVELOPMENT BY IMPERIAL
- 4 2 PORTAL WAY CLOUD KITCHEN - C.300K SQ FT

RESIDENTIAL DEVELOPMENTS

- 5 5-7 PARK ROYAL ROAD - 1,070 UNITS
- 6 4 PORTAL WAY - 669 UNITS, 73K SQ FT HOTEL & 8K SQ FT OFFICE
- 7 THE CASTLE - 462 UNITS & PUB
- 8 OLD OAK COMMON OPPORTUNITY AREA - 70 ACRES OF DEVELOPMENT LAND
- 9 HOLIDAY INN REDEVELOPMENT - 790 BEDS
- 10 THE PORTAL - 350 UNITS
- 11 ASDA PARK ROYAL - 1,500 UNITS





A robotic arm is shown in a warehouse setting, lifting a large cardboard box from a pallet. The background is filled with stacks of similar boxes on industrial shelving. The scene is overlaid with a series of thin, teal-colored concentric circles that radiate from the center of the text.

# *FLEXIBLE ACCOMMODATION*

*SUITABLE FOR  
SCIENCE, TECH  
& INDUSTRIAL  
OCCUPIERS*

Victoria Industrial Estate (VIE) offers flexible, well-connected space for industrial, tech, and science-led occupiers. With units from 1,800 to 18,000 sq ft, it suits logistics, manufacturing, and R&D, whilst benefiting from Park Royal's industrial strength and proximity to White City's innovation hub.



# SECURE, WELL-MANAGED INDUSTRIAL & WAREHOUSE SPACE

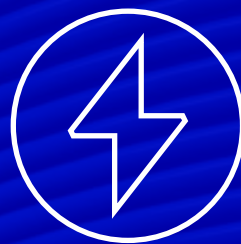
Victoria Industrial Estate offers high-quality industrial and warehouse space, designed to accommodate a variety of occupiers, from logistics and manufacturing to science and technology businesses.



EAVES HEIGHT  
5.4M - 7.6M



LEVEL ACCESS  
DOORS 1-2 PER  
UNIT



3 PHASE POWER  
SUPPLY



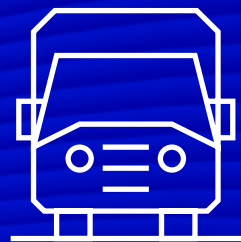
CAT A OFFICE  
ACCOMMODATION



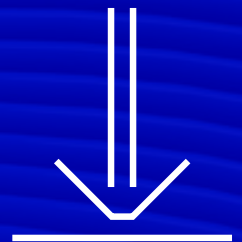
SECURITY  
24/7 ONSITE



LED  
LIGHTING



PARKING RATIO  
1: 1000 SQ FT



50/KN SQ M  
FLOOR LOADING  
CAPACITY



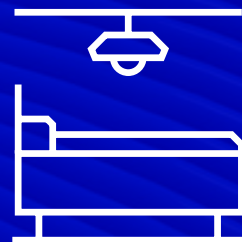
EPC  
A



CAPPED OFF  
GAS SUPPLY



EV CHARGING  
STATIONS



ON SITE AMENITY  
INCLUDING  
TRAVEL LODGE

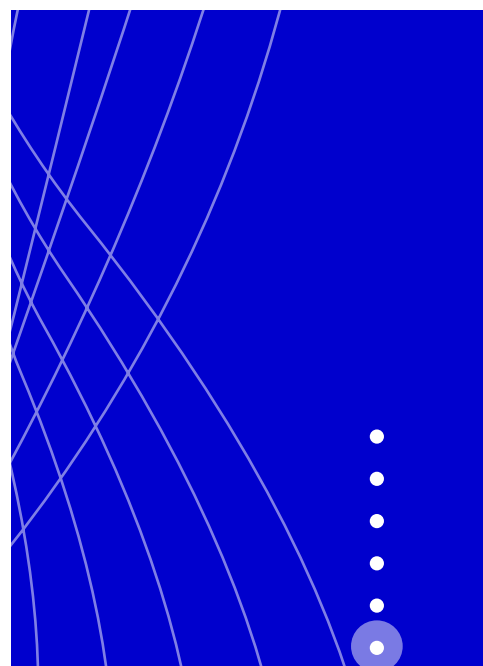
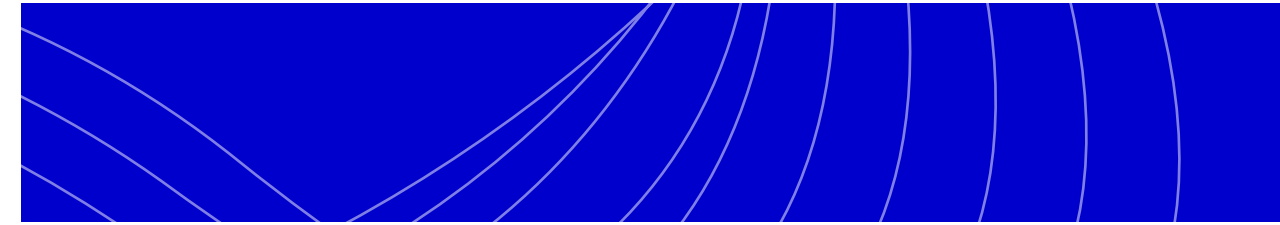
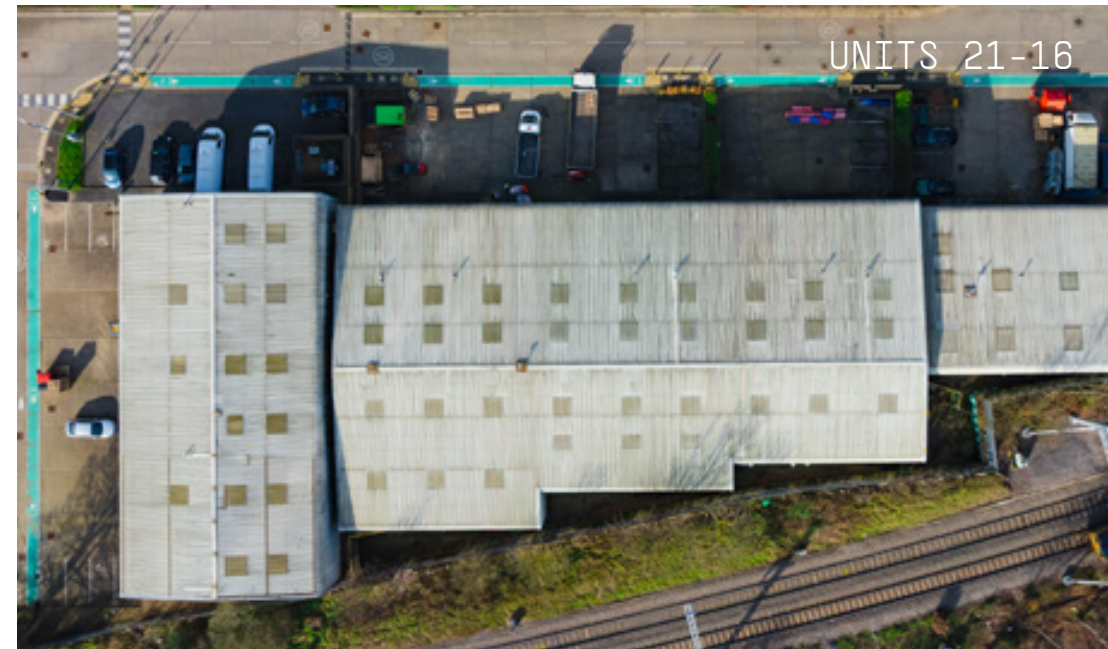
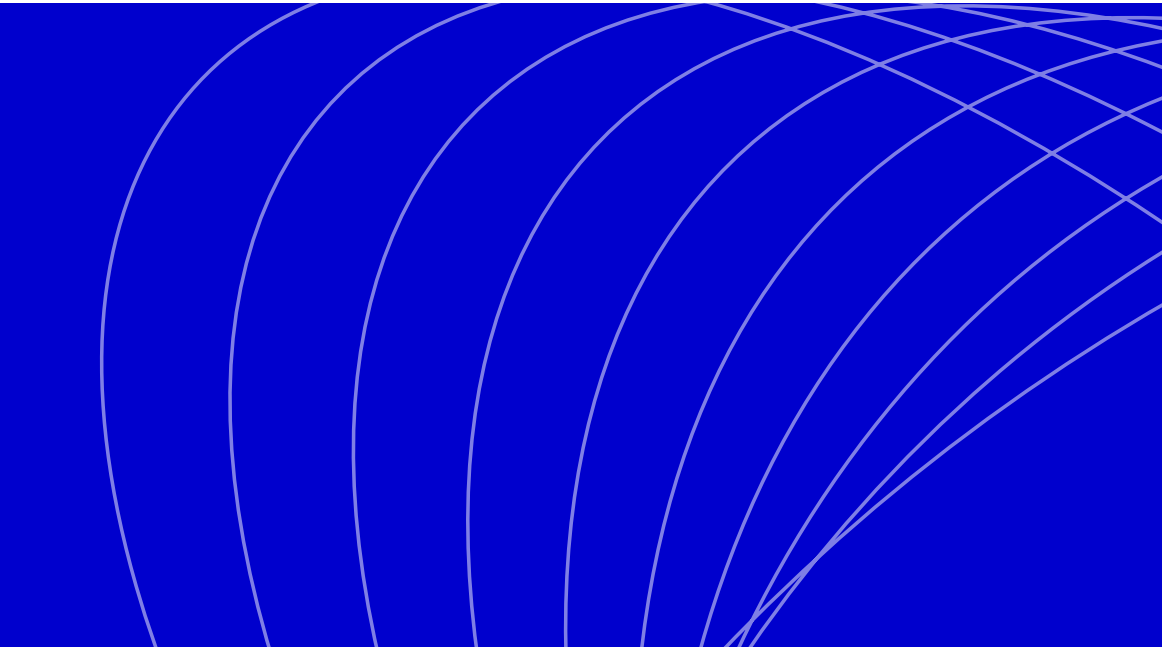
CURRENT OCCUPIERS



| UNIT NO.    | WAREHOUSE | OFFICE | TOTAL AREA (GEA) | STATUS      |
|-------------|-----------|--------|------------------|-------------|
| UNIT 1      | 10,220    | 2,089  | 12,309           | AVAILABLE   |
| UNIT 16     | 3,698     | 1,575  | 5,273            | AVAILABLE   |
| UNIT 17     | 4,228     | 1,562  | 5,790            | UNDER OFFER |
| UNIT 19     | 1,859     | 752    | 2,611            | UNDER OFFER |
| UNIT 21     | 1,854     | 752    | 2,606            | AVAILABLE   |
| UNITS 29-32 | 12,395    | 4,953  | 17,348           | AVAILABLE   |



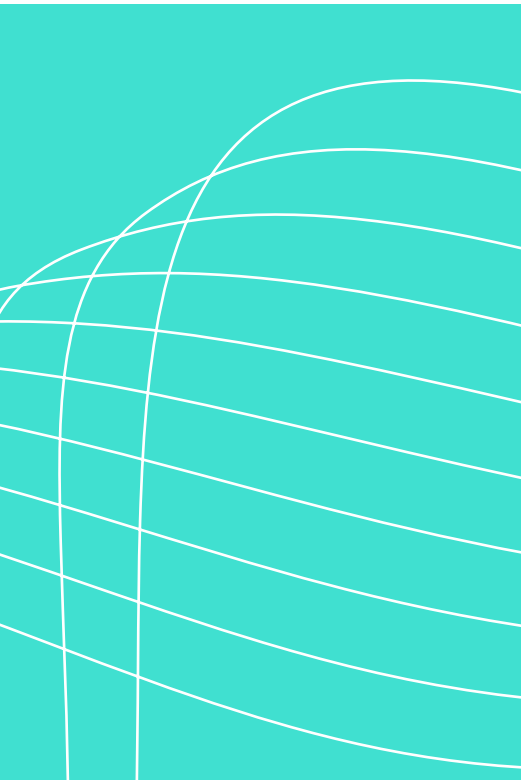








UNIT 1 - 12,309 SQ FT



UNIT 2 - OFFICE SPACE



UNIT 21 - 2,606 SQ FT



UNIT 21 - OFFICE SPACE



UNIT 17 - 5,790 SQ FT



UNIT 1 - OFFICE SPACE



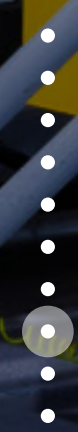
UNIT 2 - 15,407 SQ FT







# GROWTH FOR OCCUPIERS







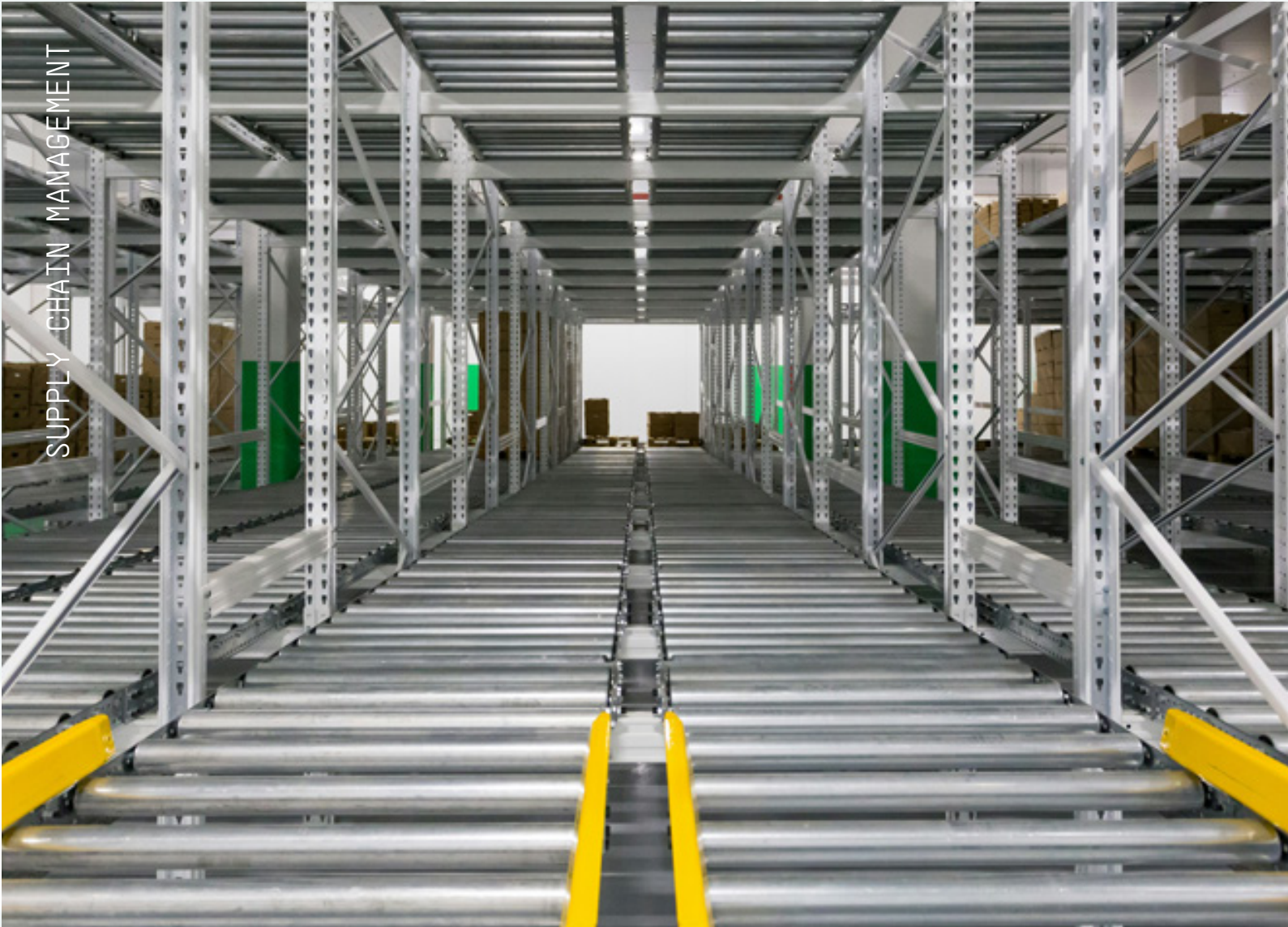
# OCCUPIER FOCUSED

Victoria Industrial Estate (VIE) is designed for businesses that shape the future of industry and innovation. Positioned in the heart of Acton and the WestTech Corridor, VIE offers flexible, high-specification space for industrial operators and science-led enterprises.



ROBOTICS & ENGINEERING

Ideal for manufacturing, industrial automation, and robotics solutions. The estate's high eaves, strong power supply, and flexible unit layouts make it perfect for testing, assembly, and production.



With strong infrastructure, excellent transport links, and proximity to White City Innovation District, VIE provides the ideal environment for growing businesses in logistics, advanced manufacturing, clean tech, and R&D.

VIE is ideally placed to provide pilot manufacturing, prototyping and GMP facilities.

LAST-MILE LOGISTICS

Perfectly positioned for last-mile delivery and urban logistics, offering fast access to Central London, Heathrow, and major transport routes.

A person wearing a white helmet and a black jacket is riding a red scooter with a large blue delivery box on the back. The background is blurred, suggesting high speed in an urban environment.



# WEST TECH LONDON

WHITE CITY OCCUPIERS

DIANA®

LONDON BIO  
FOUNDRY

Imperial-X

SOLENA  
MATERIALS

## A catalyst for investment, jobs and inclusive growth.

WestTech London will position Imperial as the engine at the heart of a thriving innovation ecosystem. The ecosystem will be anchored by Imperial's major science and innovation locations across West London in South Kensington-Albertopolis, Paddington Life Sciences Cluster, White City Innovation District and Old Oak. WestTech London will create both a world-leading hub for innovation, entrepreneurship and technological advancement, and a global beacon of scientific imagination.

Imperial have already established the White City Innovation District - a state-of-the-art hub for research, enterprise, and collaboration. Designed to accelerate scientific breakthroughs and commercial innovation, the White City campus brings together world-leading academics, high-growth businesses, and entrepreneurial startups in a dynamic environment. With cutting-edge facilities and a focus on interdisciplinary research, White City fosters partnerships that bridge academia and industry, driving advancements in science, technology, and medicine. Imperial has identified Old Oak as the next key expansion site for WestTech London, offering vital scale-up space for pilot manufacturing, affordable lab facilities, pilot plants, and more.

WHITE CITY STATS

5,000+

scientists, clinicians, engineers and students

100+

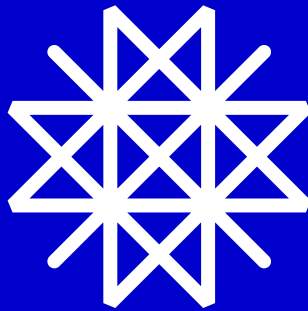
spin outs startups and scale ups

£337M

raised by WC campus companies since 2023

£620M

raised by WC incubators since 2016



WESTTECH  
LONDON

OLD OAK &  
PARK ROYAL

WHITE CITY  
INNOVATION  
DISTRICT

PADDINGTON  
LIFE SCIENCES

ALBERTOPOLIS

SILWOOD  
PARK

IMPERIAL'S  
OFFER TO  
TENANTS



Established  
eco-system

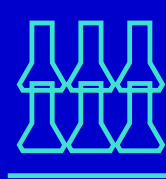


Connectivity to key  
research labs

White City  
Innovation District &  
Hammersmith Hospital



Space to  
Scale

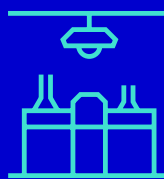


Operational  
Management

with expertise in science &  
innovation including health  
and safety management



Access to  
academics,  
peers and  
suppliers



Flexible R&D  
and lab  
facilities



Proximity  
to major  
transport links



Understanding  
of chemical &  
hazard storage

VICTORIA INDUSTRIAL ESTATE

ALBERTOPOLIS

Albertopolis is home to Imperial's South Kensington Campus and many of London's leading arts, cultural, and scientific institutions, museums, and galleries.

PADDINGTON LIFE SCIENCES

The rapidly growing Paddington Life Sciences innovation cluster is centred around Imperial's St Mary's Hospital Campus.

WHITE CITY  
INNOVATION DISTRICT

The White City Innovation District hosts Imperial's White City Deep Tech Campus and Hammersmith Hospital Health Sciences Campus.

OLD OAK &  
PARK ROYAL

Old Oak & Park Royal have been designated as one of London's largest development zones and are the planned home to London's largest rail and tube transport hub.

SILWOOD PARK

Imperial's Silwood Park eco-campus leads programmes and partnerships in environmental science, biodiversity, and sustainability.



**IMPERIAL**



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