

FULLY  
REFURBISHED



# Modern Warehouse Unit 9,213 sq ft (855.92 sq m) **TO LET NOW**

- Excellent access to the A40
- Strategic West London location
- High quality office refurbishment
- E(g), B2, B8 uses
- 24 hour access
- 7.5m clear height
- 7 parking spaces + EV chargers
- 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



EV CHARGING POINTS  
(AS PART OF  
REFURBISHMENT)

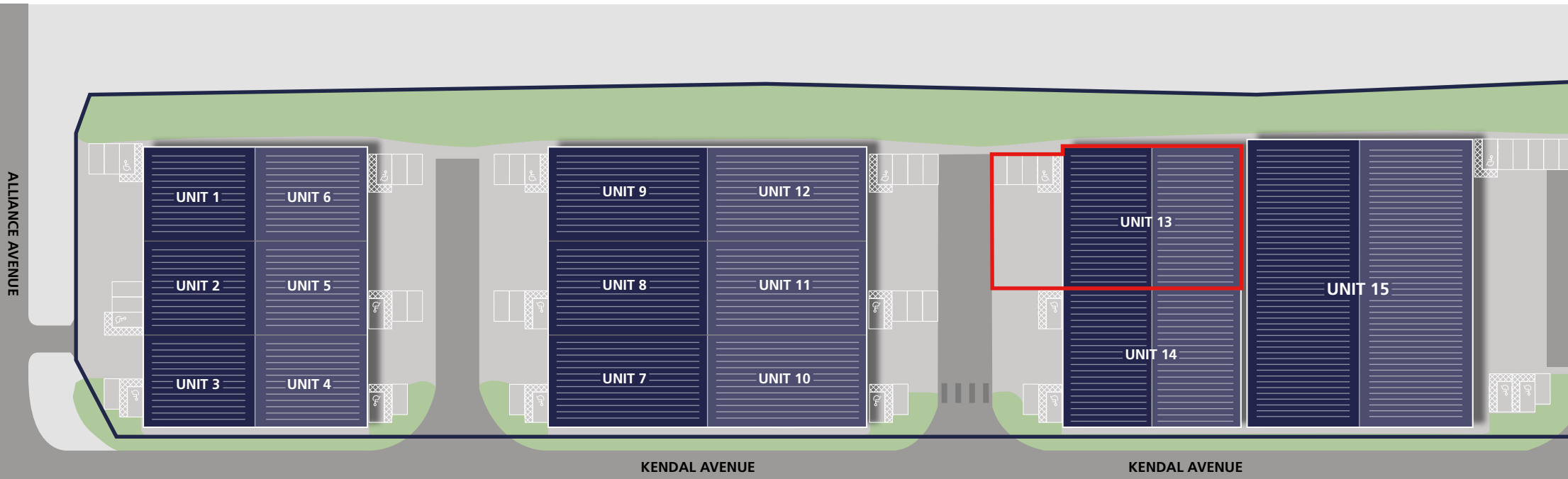


28 MINS / 8.6 MILES  
TO CENTRAL LONDON



SHORT WALK FROM  
WEST ACTON & PARK  
ROYAL UNDERGROUND

# ACTON



### ACCOMMODATION (GEA)

UNIT 13	sq ft	sq m
Warehouse	6,731	625
First Floor Office	2,482	231
<b>Total</b>	<b>9,213</b>	<b>856</b>

### SPECIFICATION

EV CHARGERS

1 LEVEL ACCESS LOADING DOOR

7.5M CLEAR HEIGHT

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

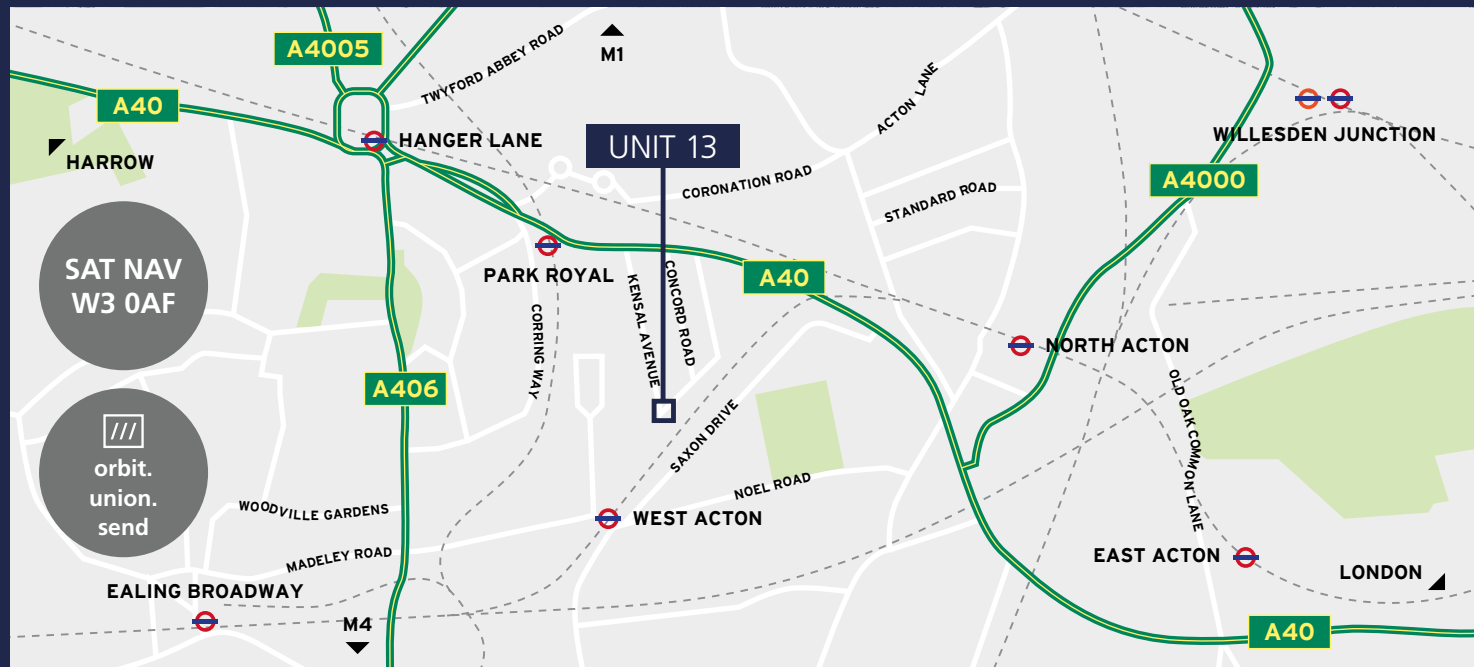
## OCCUPIERS

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.

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