



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

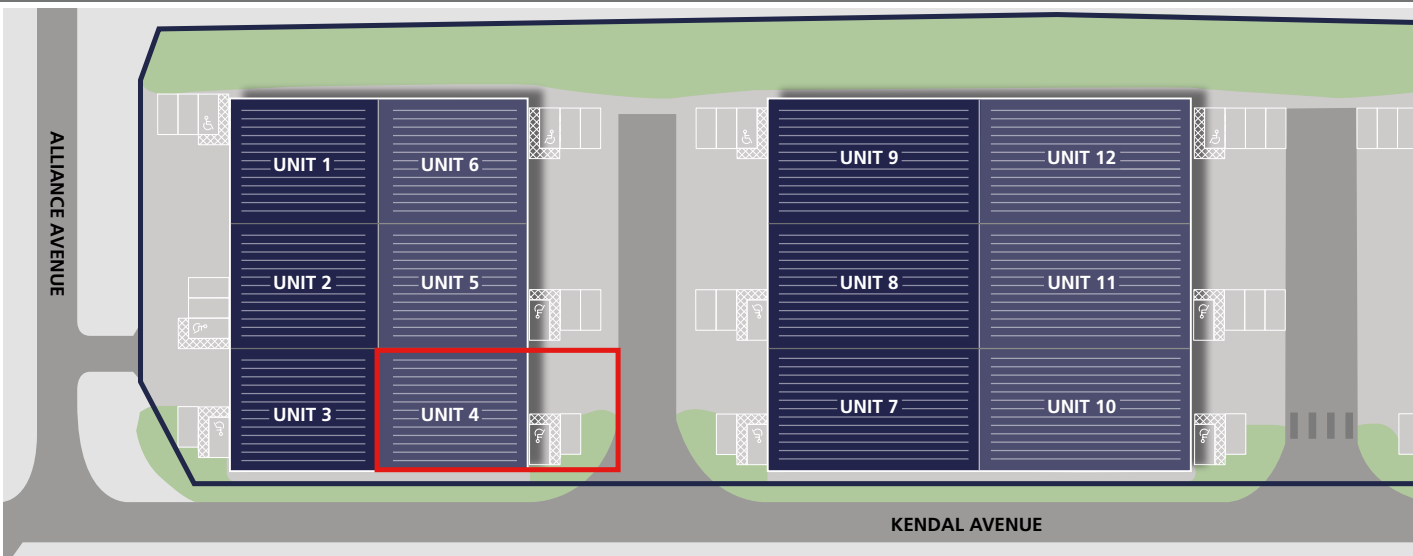


ALLOCATED
CAR PARKING



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

vision

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CANMOOR

LOCATION

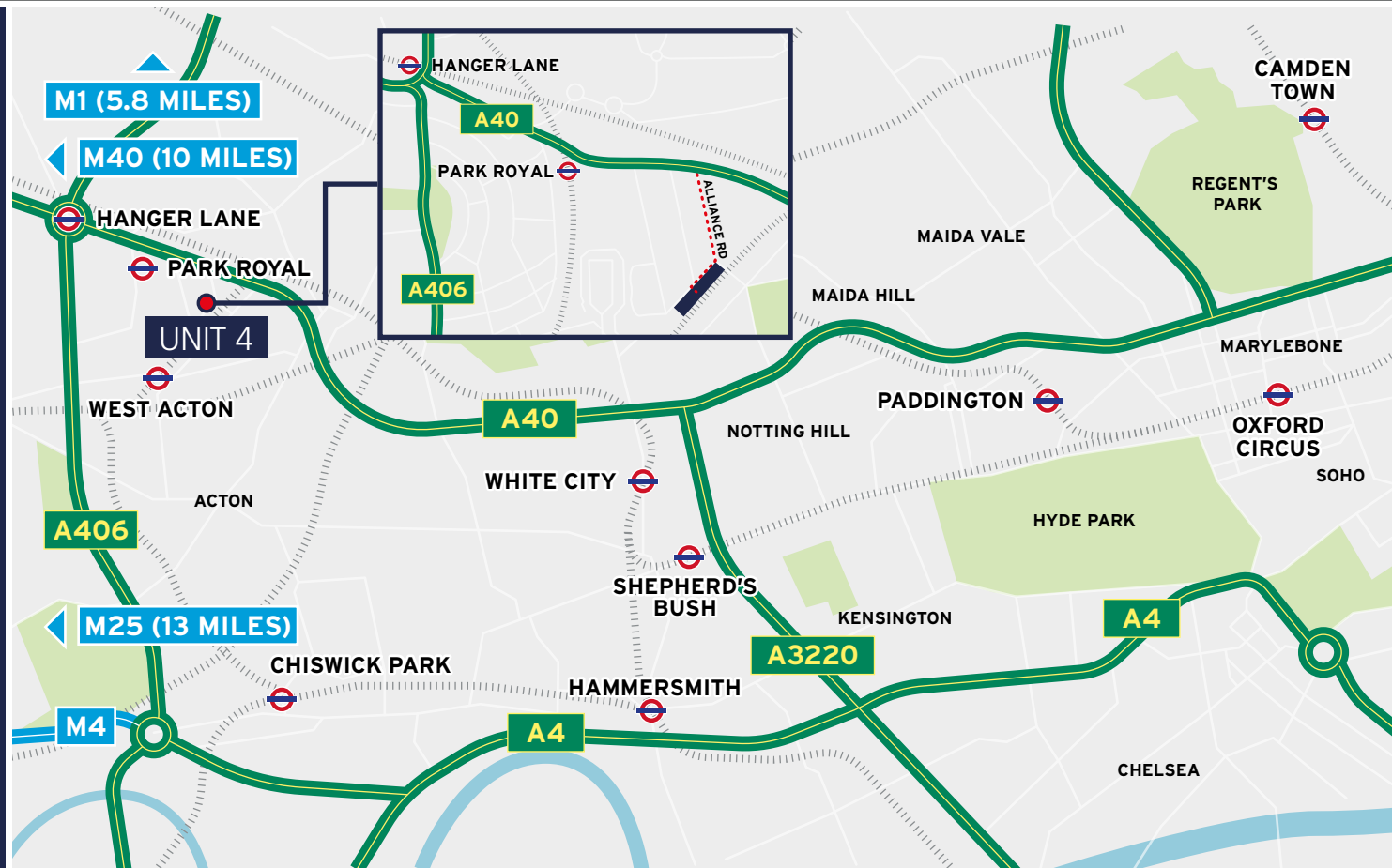
Vision is situated off the A40 Western Avenue between the Gypsy Corner and Hanger Lane interchanges. Access to vision is via Kendal Avenue or Alliance Road, with local train stations a short walk away. Kendal Avenue is in the heart of an industrial area with prominent local occupiers including John Lewis,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

COMMUNICATIONS

A40	200 metres
West Acton Station	400 metres
Elizabeth Line	1 mile
Park Royal Station	800 metres
M1 J16	5 miles
London West End	7 miles
Heathrow Airport	8 miles
M25 J16	10 miles

SAT NAV
W3 0AF

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highs.
opens.
else



FURTHER INFORMATION

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

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