

**INDUSTRIAL / LOGISTICS PREMISES, CURRENTLY
USED FOR LEISURE PURPOSES – AVAILABLE TO LEASE**



Unit 15, Vision Industrial Park

Acton, London, W3 0AF

**27,429 sq. ft.
(2,548 sq. m.)**

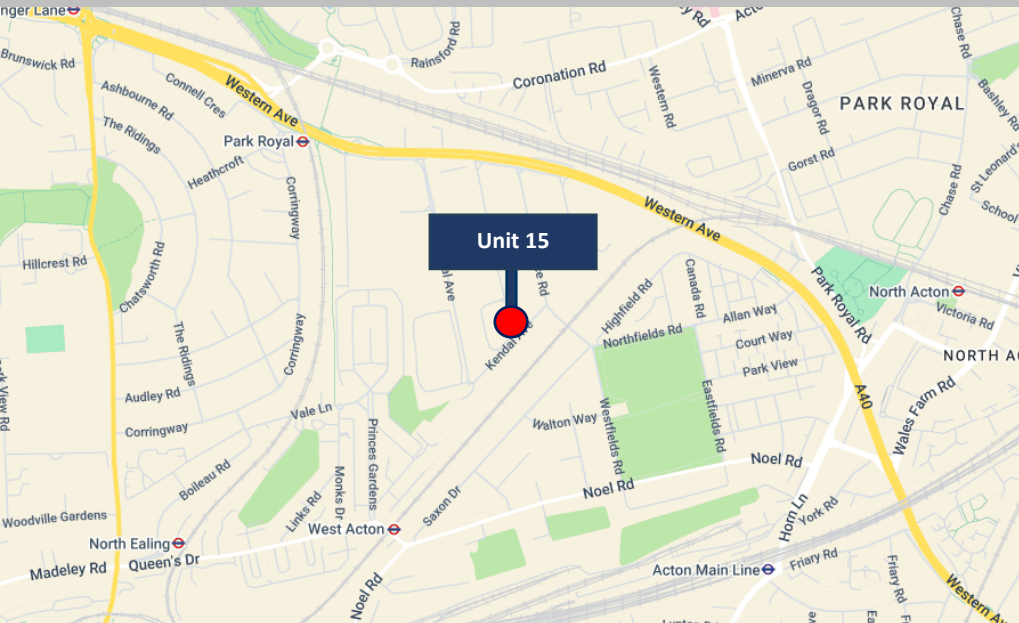
Unit 15 Vision Industrial Park, Acton, London, W3 0AF

Location

Unit 15 is situated on Vision Industrial Park, an established modern industrial estate within one of West London’s most prominent and strategic industrial zones (Acton/ Park Royal). It is surrounded by a range of warehouses, light industrial occupiers, and trade counter operators.

Unit 15 is situated off the A40 Western Avenue between the Gypsy Corner and Hanger Lane interchanges. Access to Unit 15 is via Kendal Avenue or Alliance Road.

Park Royal (Picadilly Line) and North Acton (Central Line) stations both within 1 mile, offering regular services into Central London. Additionally, West Acton is 0.5 miles away and Acton Mainline is 0.9 miles away. Heathrow Airport is approximately 8 miles to the west.



A40 – Western Avenue	200 metres
M1 (J1)	5.0 miles
M25 (J16)	7.0 miles
Heathrow Airport	8.0 miles
Central London	10.0 miles
West Acton (Central)	0.5 miles
Park Royal (Piccadilly)	0.7 miles
Acton Main Line (Elizabeth)	0.9 miles
North Acton	1.0 mile

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The Property

Unit 15 comprises a self-contained property currently fitted out as a leisure trampoline park.

The property was originally constructed for industrial and/ or logistics purposes, with ancillary offices at first and second floor level. The unit has 2 large loading doors fronting the yardage and separate pedestrian access to the front of the building.

Accommodation

The property offers the following approximate accommodation:

Unit 15	Sq. Ft.	Sq. M.
Ground Floor Warehouse	17,825	1,656
First Floor Offices	4,802	446
Second Floor Offices	4,802	446
TOTAL	27,429	2,548



Amenities

- Minimum 10 metre eaves
- Roller shutter doors x2
- Lift access
- Disc lighting (warehouse)
- Concrete flooring (warehouse)
- Electric blower heaters – Not tested (warehouse)
- 34 car parking spaces
- Yardage
- Air conditioning (offices)
- Double glazing (offices)
- Laminate & wood effect flooring (offices)
- Male, Female & disabled WCs

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Leasehold

The unit is available on the basis of either an underlease or assignment of the current lease which expires in January 2037.

Alternatively, a new longer lease may be available – details available from the agents.

Rent

Upon application.

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £417,500.

Transitional adjustments may apply – All applicants are advised to make their own enquiries through the London Borough of Ealing billing authority, before acting upon this information.

VAT

VAT is applicable.

Use

Industrial, logistics. Leisure uses will be considered, as per the present occupier, subject to requisite variation in the existing leisure planning permission.

Service Charge

Further details from the agents.

EPC

Rating: B (42). Copy certificate available on request.



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agents Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. May 2026.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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