



**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



WHITE CITY



WHITE CITY PLACE



SHEPHERD'S BUSH



OLD OAK COMMON STATION

HITACHI NORTH POLE MAINTENANCE DEPOT

WORMWOOD SCRUBS OPEN SPACE

KING'S CROSS

CITY OF LONDON

LONDON BRIDGE

HAMMERSMITH HOSPITAL

PARK ROYAL INDUSTRIAL ZONE

IMPERIAL KEMP PORTER HALLS OF RESIDENCE

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



**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





# *FLEXIBLE ACCOMMODATION*

*SUITABLE FOR  
SCIENCE, TECH  
& INDUSTRIAL  
OCCUPIERS*

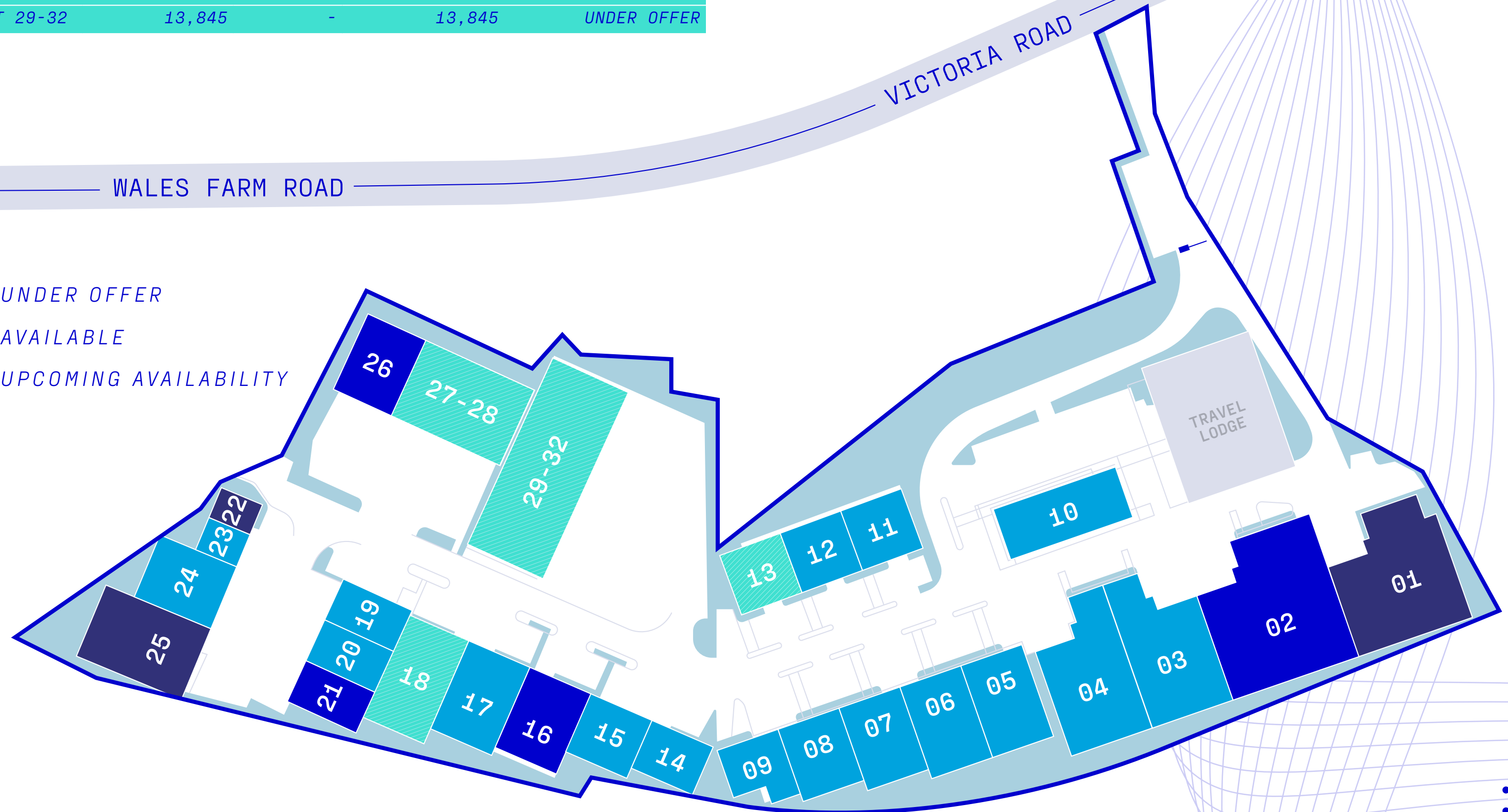
Victoria Industrial Estate (VIE) offers flexible, well-connected space for industrial, tech, and science-led occupiers. With units from 1,800 to 18,000 sq ft, it suits logistics, manufacturing, and R&D, whilst benefiting from Park Royal's industrial strength and proximity to White City's innovation hub.

# 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.

UNIT NO.	WAREHOUSE	OFFICE	TOTAL AREA (GEA)	AVAILABILITY
UNIT 1	11,704	1,171	12,875	FROM MAR 2026
UNIT 2	14,729	1,218	15,947	AVAILABLE
UNIT 13	3,704	348	4,052	UNDER OFFER
UNIT 16	4,738	877	5,615	AVAILABLE
UNIT 18	5,965	869	6,834	UNDER OFFER
UNIT 21	2,420	435	2,855	AVAILABLE
UNIT 22	1,271	-	1,271	FROM MAY 2026
UNIT 25	5,986	860	6,846	FROM FEB 2026
UNIT 26	3,179	-	3,179	AVAILABLE
UNIT 27-28	11,000	-	11,000	UNDER OFFER
UNIT 29-32	13,845	-	13,845	UNDER OFFER

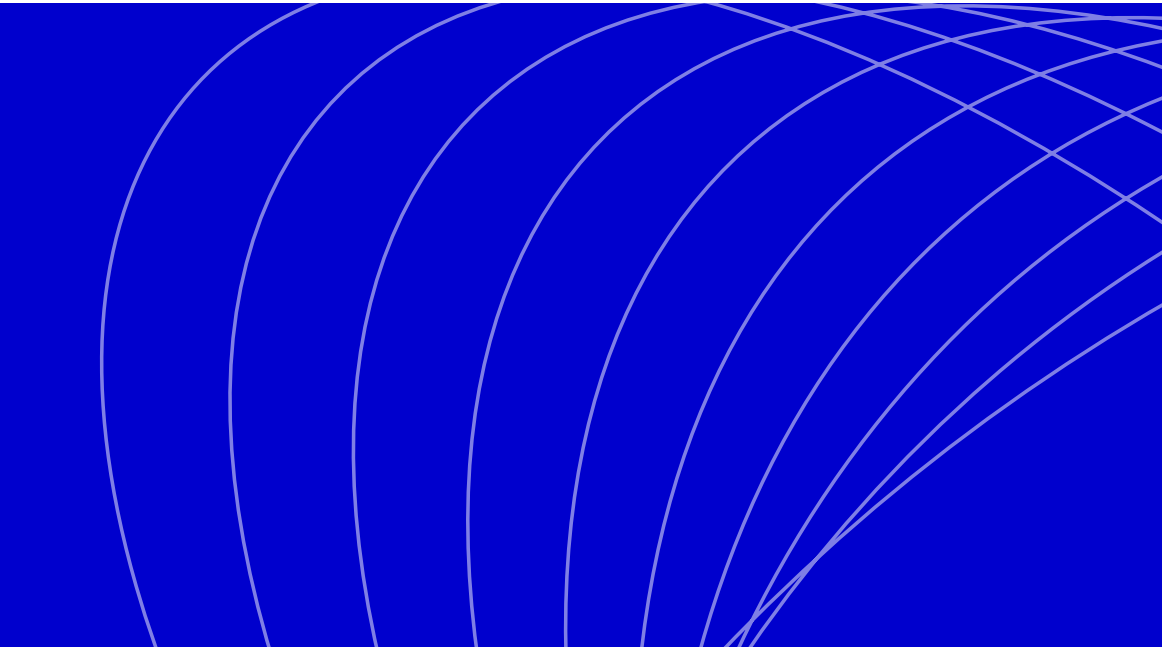
- UNDER OFFER
- AVAILABLE
- UPCOMING AVAILABILITY



- 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

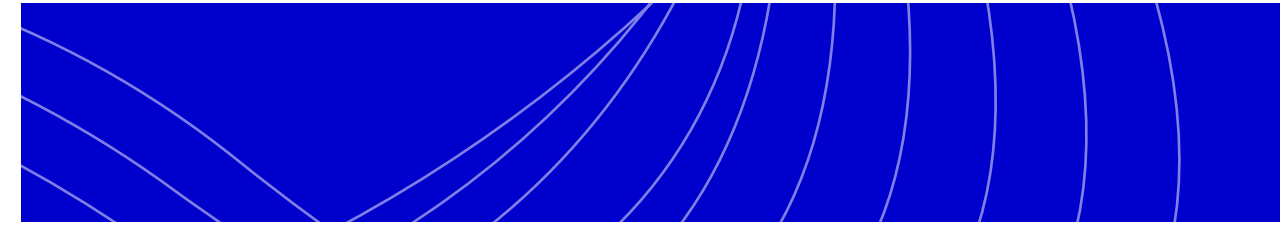




UNITS 21-16



SOUTH FACING VIEW



UNIT 2 YARD



NORTH FACING VIEW



UNIT 20/21 YARD



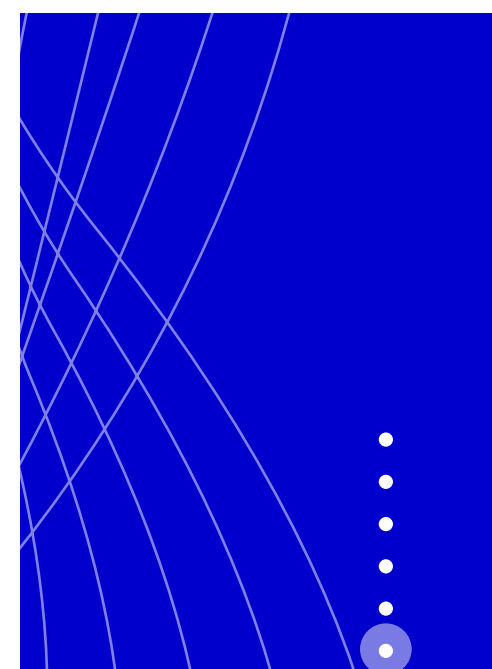
UNIT 1 YARD



UNITS 26/27

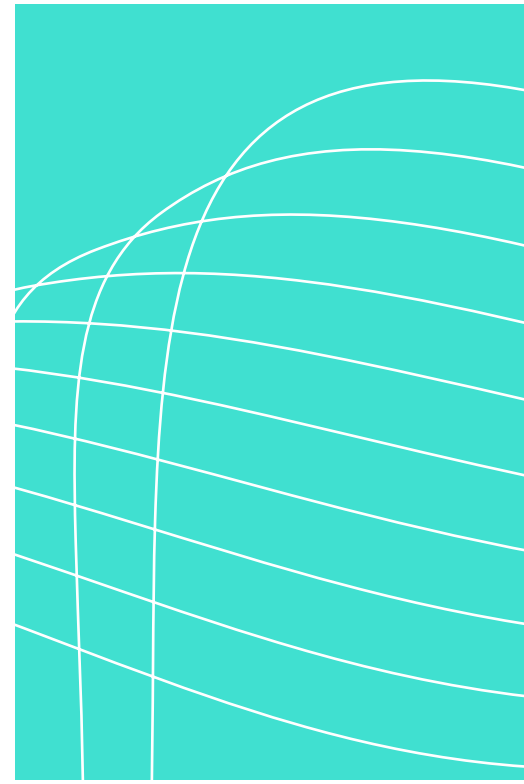


ESTATE THROUGH ROAD





UNIT 1 - 12,309 SQ FT



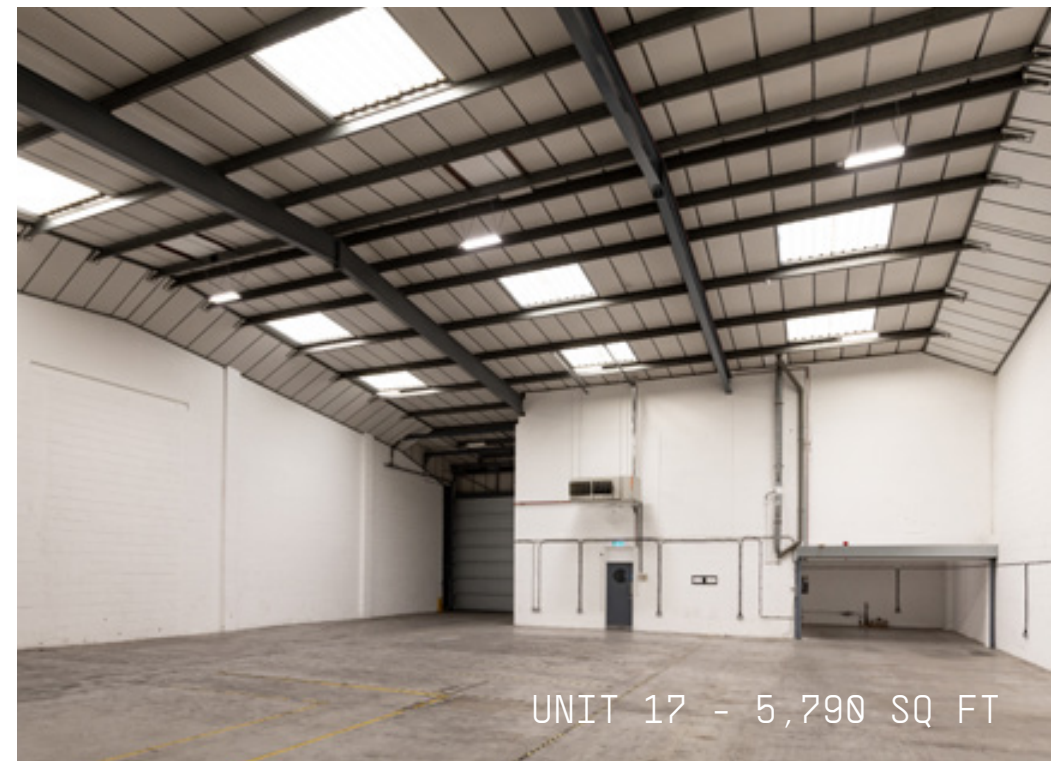
UNIT 2 - OFFICE SPACE



UNIT 21 - 2,606 SQ FT



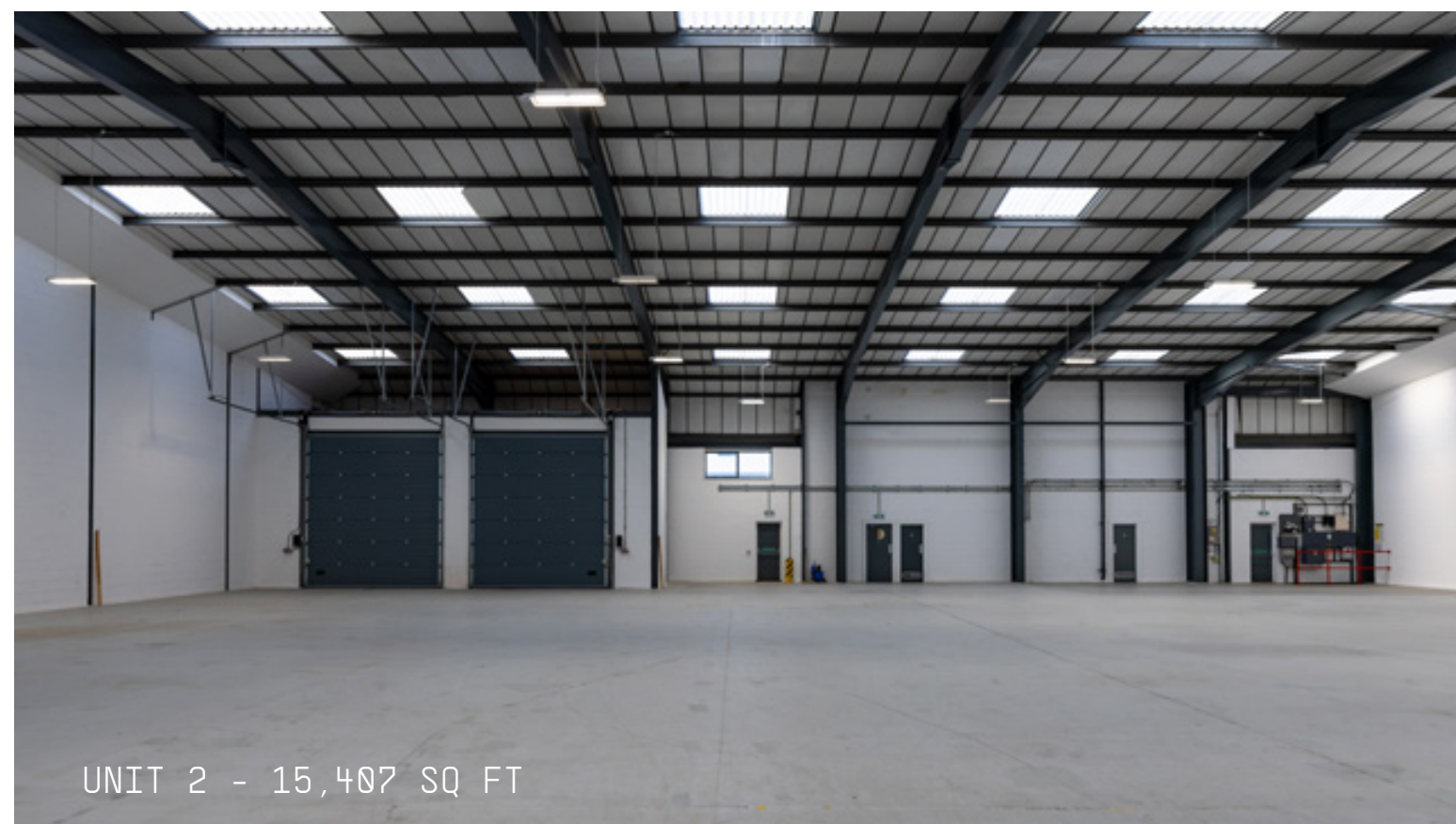
UNIT 21 - OFFICE SPACE



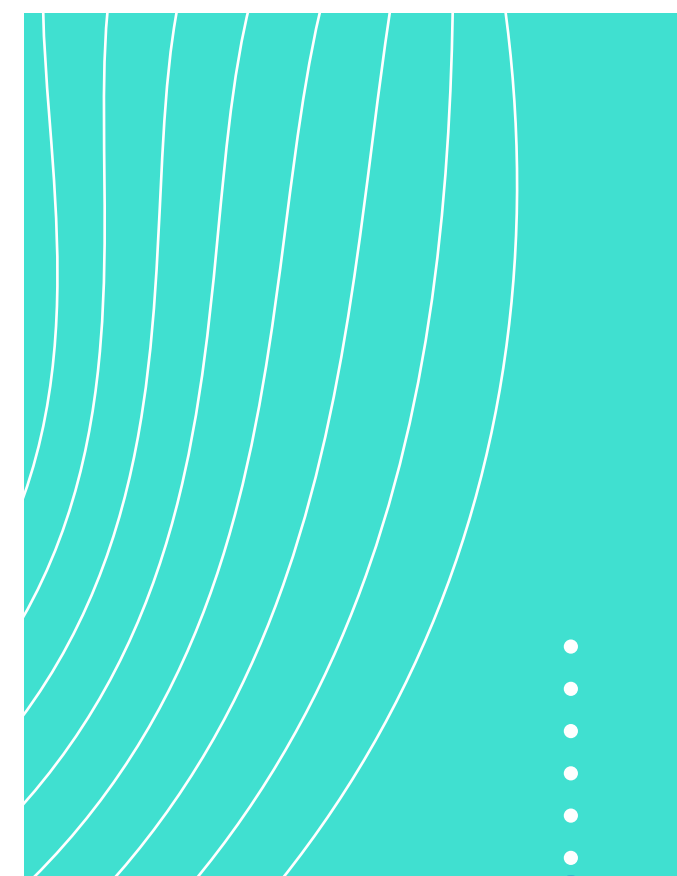
UNIT 17 - 5,790 SQ FT



UNIT 1 - OFFICE SPACE

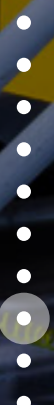


UNIT 2 - 15,407 SQ FT



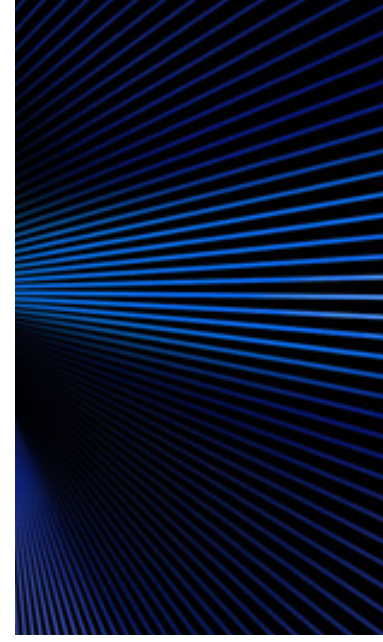
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# GROWTH FOR OCCUPIERS



# 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.



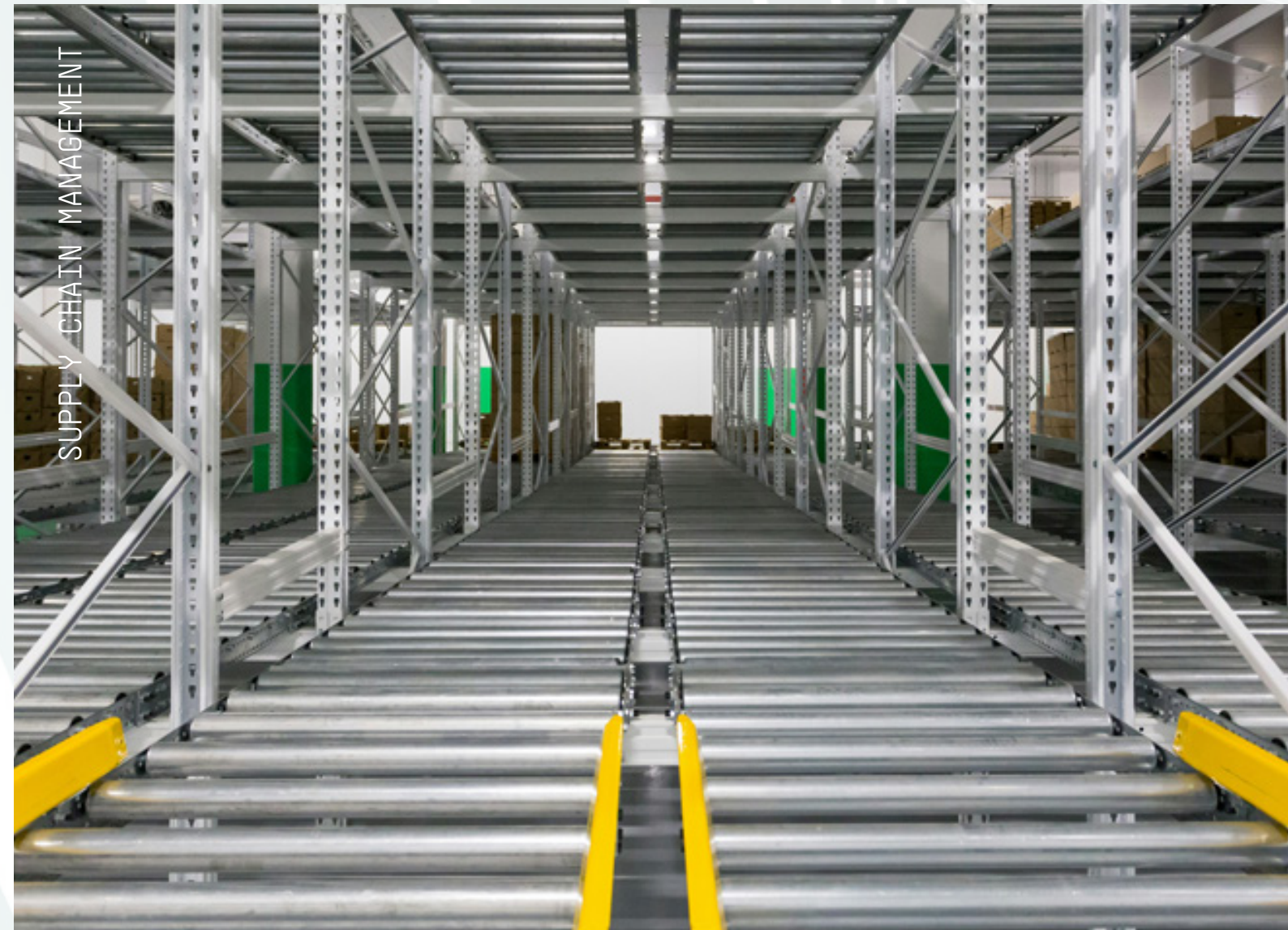
VIE is ideally placed to provide pilot manufacturing, prototyping and GMP facilities.



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



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.



# WEST TECH LONDON

WHITE CITY OCCUPIERS

DIANA<sup>®</sup>

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+**

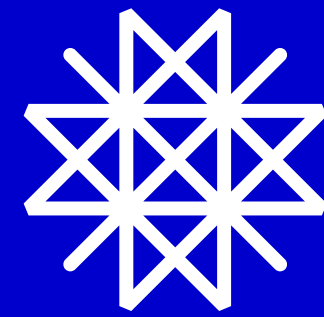
spin outs startups and scale ups

**£337M**

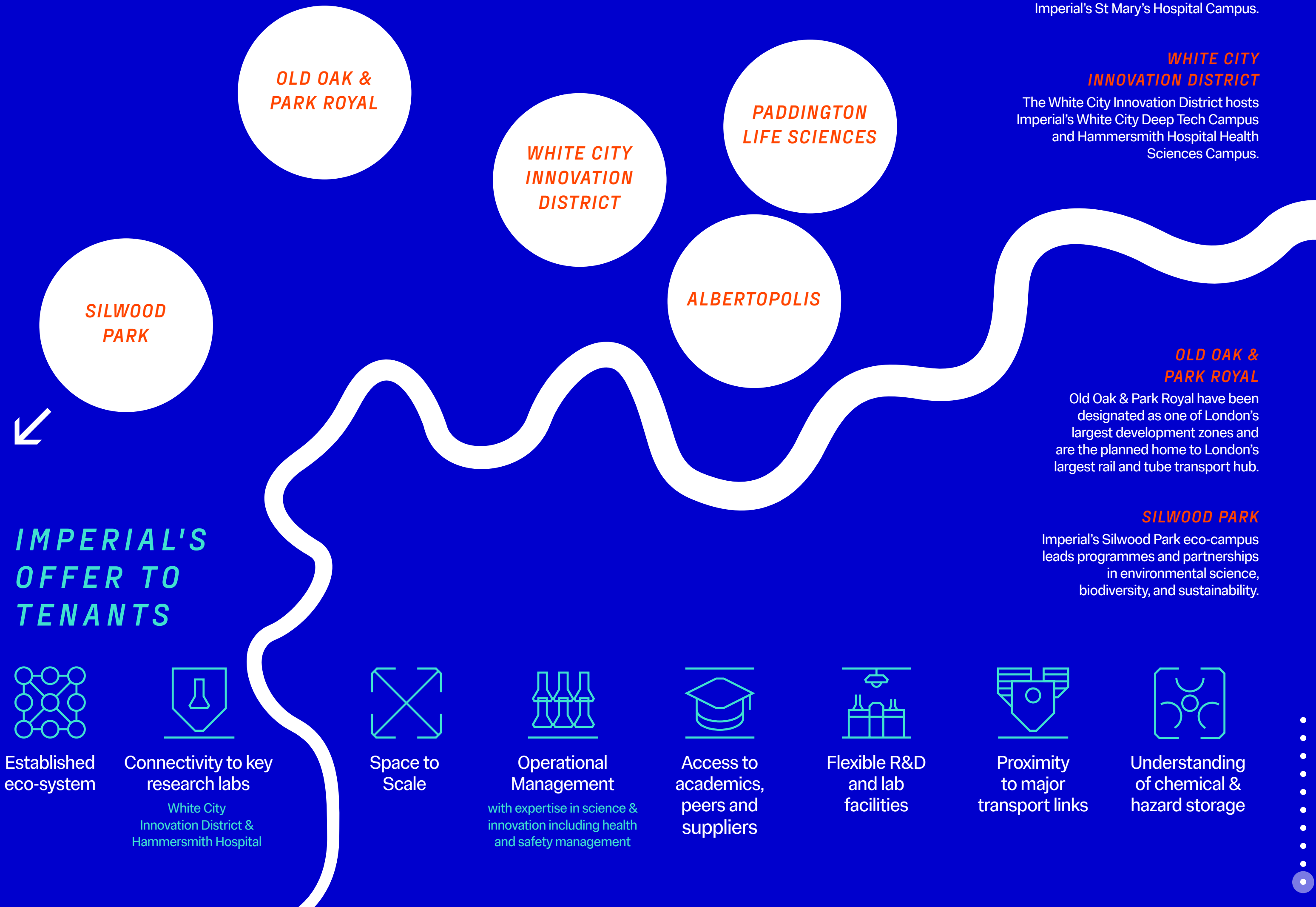
raised by WC campus companies since 2023

**£620M**

raised by WC incubators since 2016



WESTTECH  
LONDON



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.

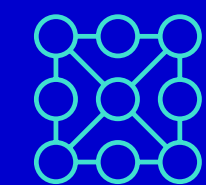
OLD OAK & PARK ROYAL

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'S OFFER TO TENANTS



Established eco-system

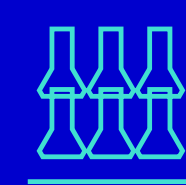


Connectivity to key research labs

White City Innovation District & Hammersmith Hospital



Space to Scale

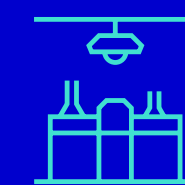


Operational Management

with expertise in science & innovation including health and safety management



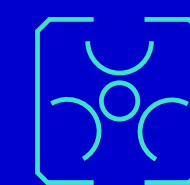
Access to academics, peers and suppliers



Flexible R&D and lab facilities



Proximity to major transport links



Understanding of chemical & hazard storage

**IMPERIAL**



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