

GRAPHT WORKS

Victoria Road, North Acton W3 6UU

WHERE THE FUTURE GETS MADE

BY IMPERIAL



Scaling science from idea to industry

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

Join a growing frontier innovation ecosystem

A catalyst for investment, jobs and inclusive growth.

WestTech London is the innovation ecosystem that is empowering the future of scientific and technological collaboration.

Established by Imperial College London, the world-leading STEMMB university, WestTech London unites stakeholders around a shared mission to unlock the potential of west London's innovation landscape, capitalising on world-class universities and research institutions, a diverse talent pool, rich industrial heritage and major transport links to Britain and the world to deliver a thriving, globally competitive innovation ecosystem.

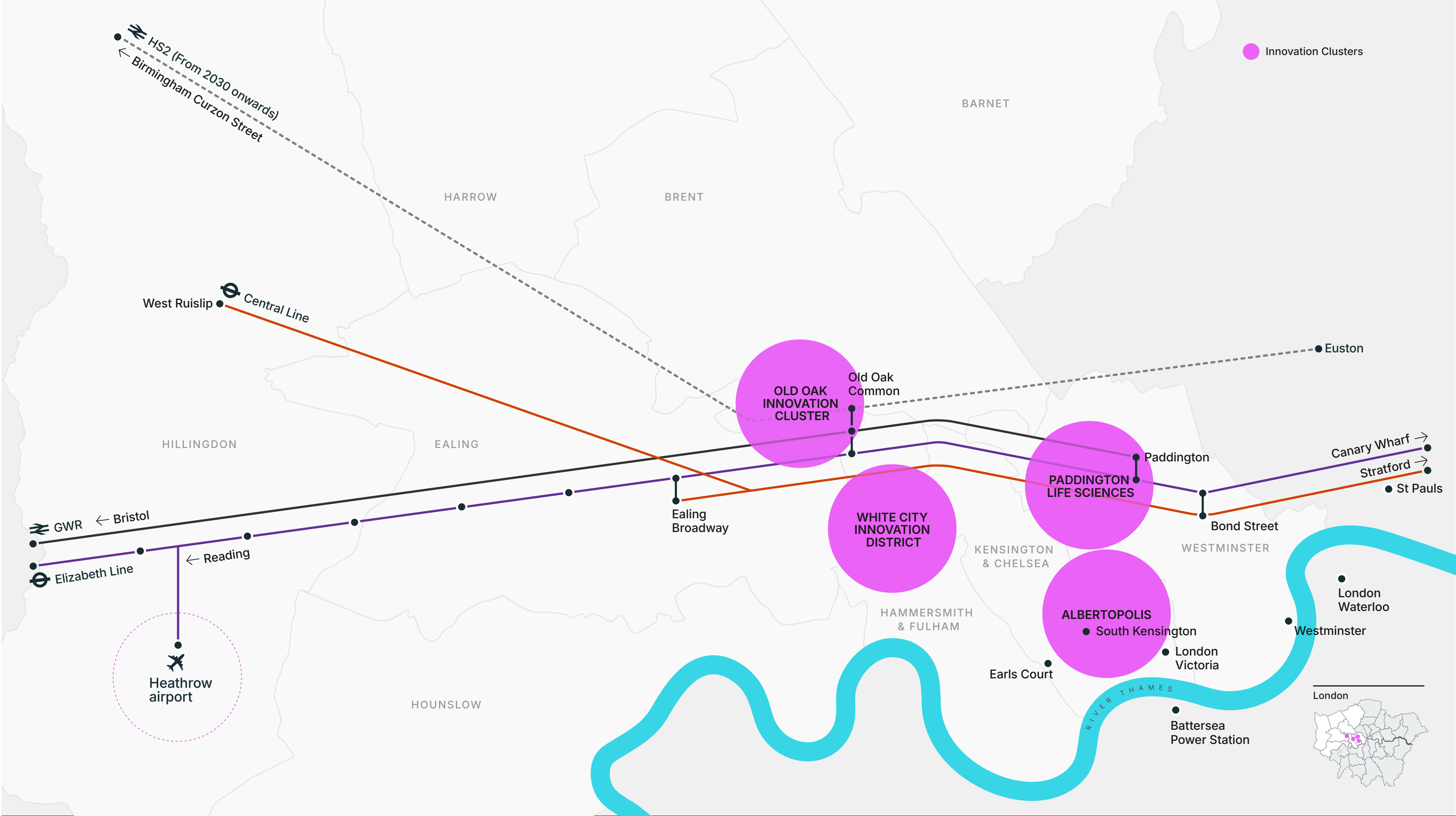
It is anchored by four major research and innovation clusters – Albertopolis, Paddington Life Sciences, White City Innovation District and Old Oak Innovation Cluster – and connects a network of science, research and healthcare locations across West London.

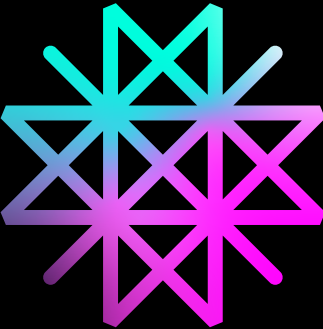
WestTech London today:

1,000
frontier innovation businesses

£9billion
turnover

WestTech London





**WESTTECH
LONDON**

IMPERIAL
Imperial College Healthcare
NHS TRUST

h&f
hammersmith & fulham

**UPSTREAM
LONDON**

OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION

Brunel
University of London

**West London
Alliance**

NHS
Imperial College Healthcare
NHS TRUST

Ealing

*Good for
Ealing*

City of Westminster

**UNIVERSITY OF
WEST LONDON**

**WEST
LONDON
BUSINESS**

Locate your business with Imperial

At Imperial, we know that one of the greatest challenges facing science and innovation companies is the step between breakthrough and scale. London is a powerhouse of discovery research, but too often innovators struggle to find the specialist space they need to grow.

Graph Works addresses that challenge by providing specialist, high-quality, affordable scale-up space, with the support of Imperial as a science-focused landlord, that allows companies to start, grow and manufacture in West London. Graph Works is ideally positioned to host pilot manufacturing, prototyping and GMP operations, offering flexible units tailored for testing, assembly and production across a broad range of processes.

Located in the heart of West Tech London, the Old Oak Innovation Cluster is growing rapidly. Graph Works is strategically located alongside 1 Portal Way – home to the 55,000 sq ft managed lab facility being developed in partnership by Sciopolis and Imperial. This new facility will provide high-quality managed laboratory space alongside a shared café and retail hub designed to support collaboration. Tenants at Graph Works will benefit from access to café spaces, meeting rooms, and events designed to drive collaboration and strengthen the innovation community.

The White City Innovation District and Imperial's White City and Hammersmith Hospital Campuses are under 10 minutes away by tube.

Imperial College London



Imperial's offer to occupiers
Connecting enterprise and academia to drive deep tech innovation



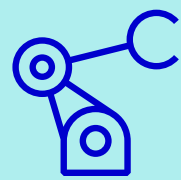
Likeminded innovators
Join a growing community of science and tech ventures.



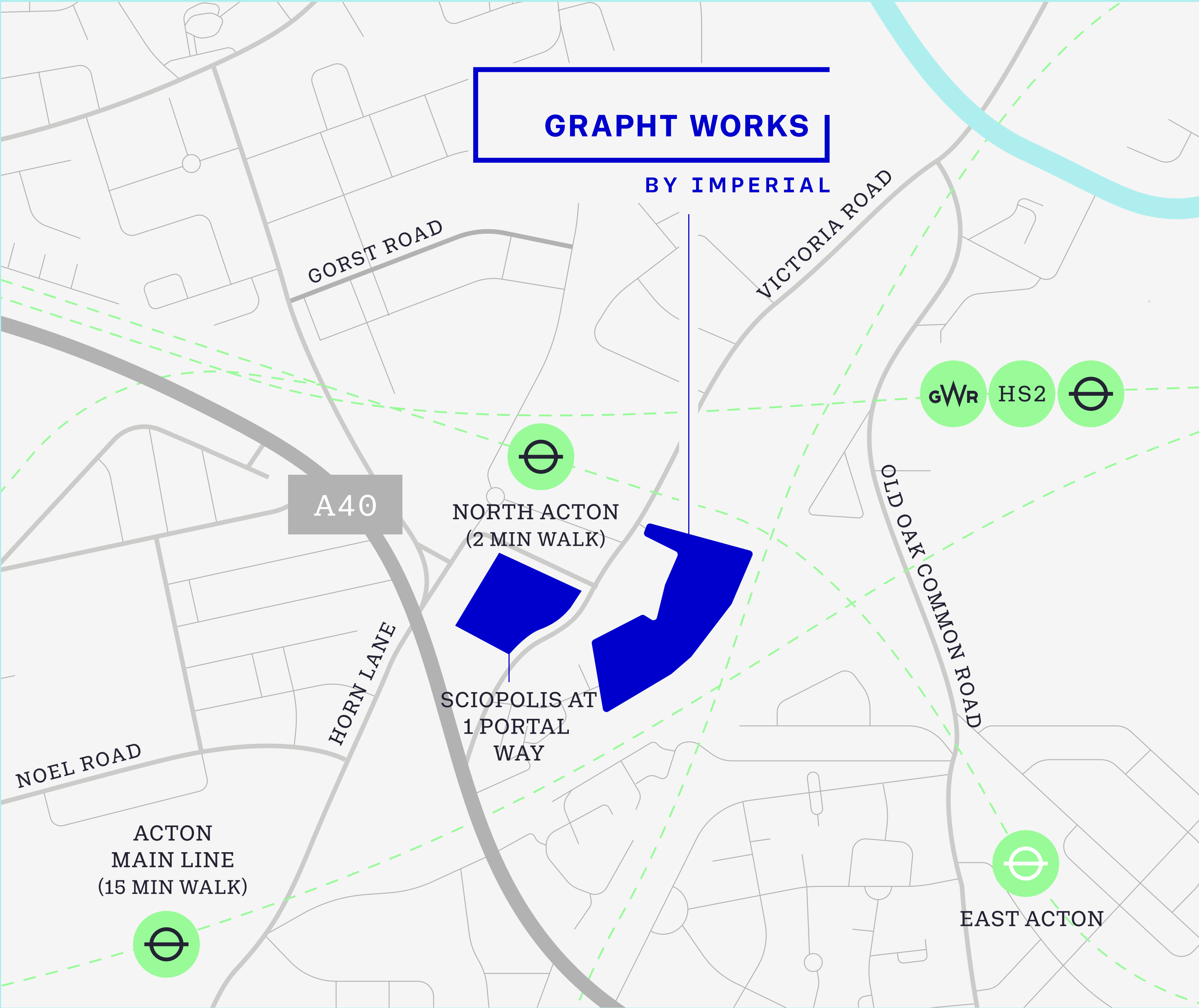
Partner with Imperial
Join the world-leading STEMMB university and become part of WestTech London's ecosystem.



World-class talent and leaders
Access Imperial's exceptional graduate talent and collaborate with visionary academics and researchers.



Specialist facilities and advanced infrastructure
Utilise state-of-the-art R&D facilities and specialised infrastructure that supports complex research and development activities.



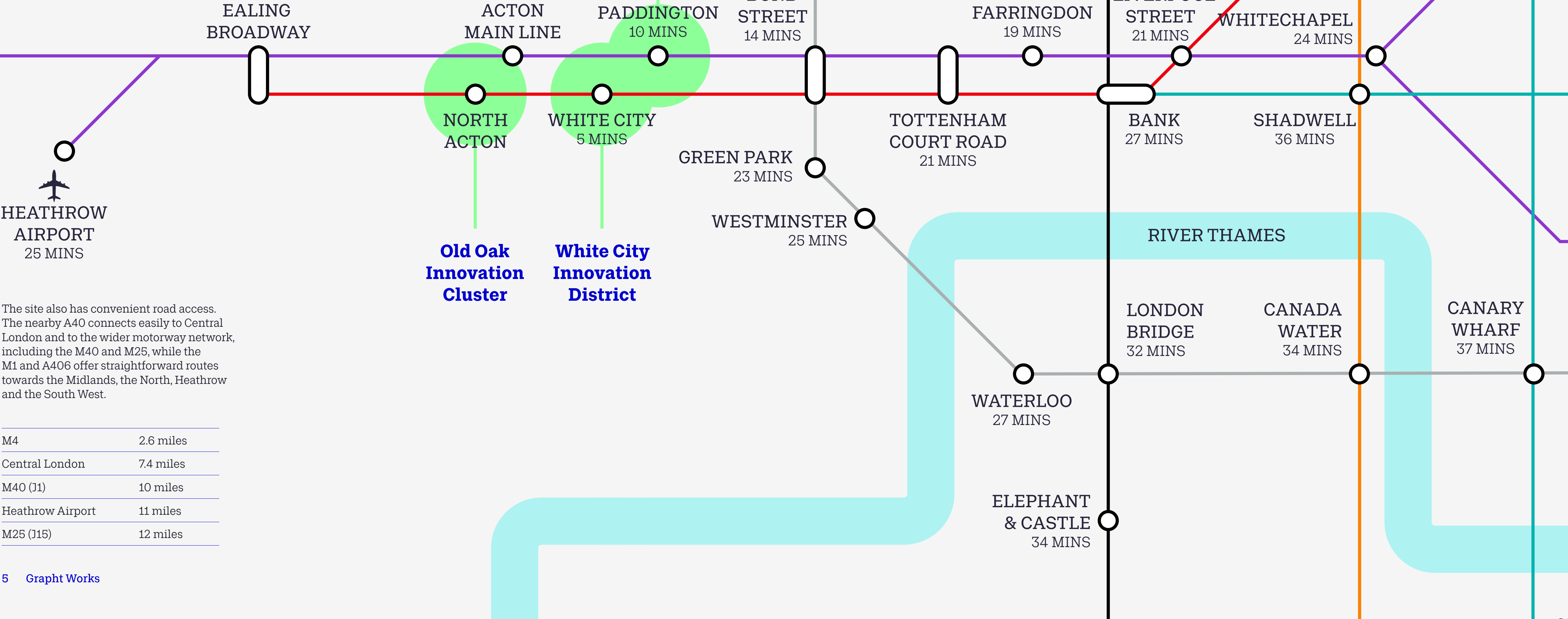
Location and connectivity

Grapht Works benefits from excellent public transport links. It sits in Zone 2, a short walk from North Acton Underground station on the Central Line, and is close to Acton Main Line, which provides rapid Elizabeth Line services to the West End, Heathrow and destinations beyond.

Travel times shown are from North Acton or Acton Main Line depending on best route.

Key

- Elizabeth line
- Central line
- Jubilee line
- Northern line
- DLR line
- Overground



The site also has convenient road access. The nearby A40 connects easily to Central London and to the wider motorway network, including the M40 and M25, while the M1 and A406 offer straightforward routes towards the Midlands, the North, Heathrow and the South West.

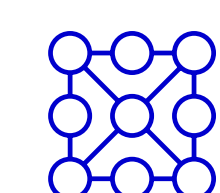
M4	2.6 miles
Central London	7.4 miles
M40 (J1)	10 miles
Heathrow Airport	11 miles
M25 (J15)	12 miles



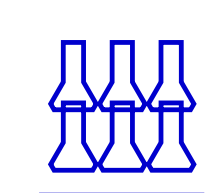
Secure, well-managed industrial and warehouse space

Suitable for science, tech and industrial occupiers.

Graph Work 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.



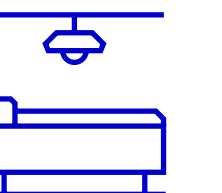
Connection to Imperial's established eco-system



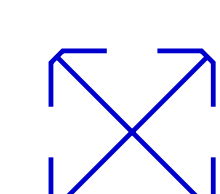
Operational management with expertise in science and innovation



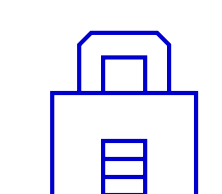
Access to academics, peers and suppliers



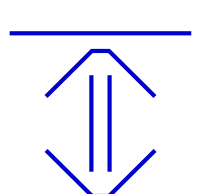
Onsite amenity including Travelodge



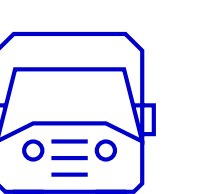
Space to scale



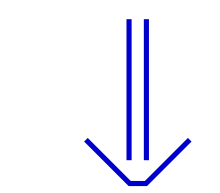
Security 24/7 onsite



Eaves height 5.4m–8.8m



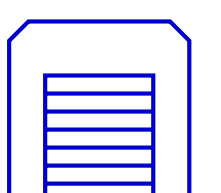
Parking ratio 1: 1000 sq ft



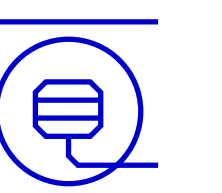
50/kn sq m floor loading capacity



EPC A-C

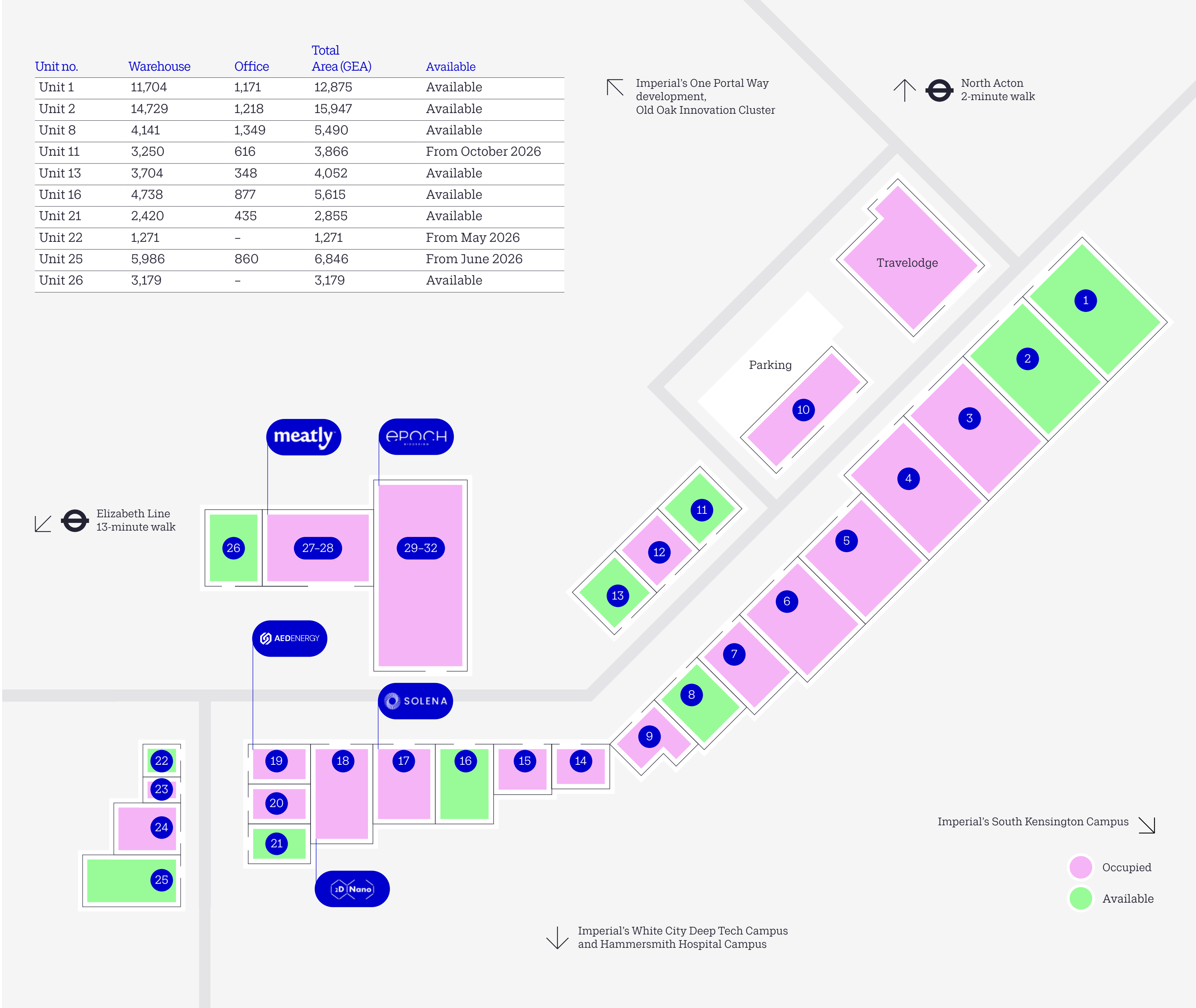


Level access doors 1-2 per unit



EV charging stations

Unit no.	Warehouse	Office	Total Area (GEA)	Available
Unit 1	11,704	1,171	12,875	Available
Unit 2	14,729	1,218	15,947	Available
Unit 8	4,141	1,349	5,490	Available
Unit 11	3,250	616	3,866	From October 2026
Unit 13	3,704	348	4,052	Available
Unit 16	4,738	877	5,615	Available
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 June 2026
Unit 26	3,179	-	3,179	Available





Above:
North facing
view



Above: Site entrance



Above: Site entrance



Right: Unit 1 and 2 yard



Above: Unit 25



Above: Estate through road



Right: South
facing view



Above: Unit 26-28



Left: Unit 16, 5,615 sq ft



Above: Unit 2, office space



Above: Unit 21, office space



Above: Unit 1, 12,309 sq ft



Above: Unit 1, office space



Right: Unit 21 2,606 sq ft



Right: Unit 2 15,407 sq ft



Flexible spaces for
growing businesses

The future of Old Oak

Old Oak Innovation Cluster is establishing itself as a new district where innovation-led regeneration is creating unparalleled opportunities for cutting edge science and deep tech businesses.

The area is home to a vibrant mix of businesses, residents, innovators and creatives, and is adjacent to Park Royal, the UK's largest industrial estate, home to 1,700 exciting firms, employing 40,000 people.

The Old Oak Innovation District will sit at the heart of one of Europe's most significant transport transformations. With HS2 enhancing connectivity across the UK, opportunity will expand alongside it. This site will be connected not only to central London but to innovation clusters across the country, including the West Midlands, Reading, Harwell, the Bristol Innovation Arc and many more, creating the scale of innovation the UK needs to compete globally.

65,000

new jobs - positioning Park Royal as London's premier industrial employment zone

25,000

new homes - creating a vibrant, live-work community

Travel times from Old Oak Common

Heathrow Airport	10 mins
Bond Street	12 mins
Birmingham	32 mins
Didcot Parkway	40 mins

Old Oak Common Regeneration



GRAPHT WORKS

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