

GREAT WEST ROAD (A4) | BRENTFORD | TW8 9EX

12

SHIELD
DRIVE



NEW ROOF &
PV PANELS



WAREHOUSE / TRADE COUNTER UNIT

UNDER REFURBISHMENT

TO LET **10,421 sq ft** (968.2 sq m)

WEST CROSS
INDUSTRIAL PARK

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LOCATION

West Cross Industrial Park is a multi-let, secure, well managed estate offering occupiers the opportunity to locate within a thriving business community fronting the A4 Great West Road, midway between Central London and Heathrow.



BRENTFORD

Brentford is located approximately eight miles west of London and one mile west of the ever-popular Chiswick. West Cross Industrial Park directly fronts the A4 and is 0.5 miles from Junction 2 of the M4. The industrial park also provides easy access to public transport via Syon Lane station (national rail) 0.3 miles to the south as well as Boston Manor and Osterley stations (Piccadilly line) which are 1.4 miles away.



M4 J2
0.5 MILES



NORTH CIRCULAR
1.8 MILES



HEATHROW AIRPORT
4 MILES



SYON LANE STATION
0.4 MILES / 10 MIN WALK



CENTRAL LONDON
8 MILES



BOSTON MANOR & OSTERLEY STATIONS
1.4 MILES

12 SHIELD DRIVE

WAREHOUSE

- Up and over electric loading door
- 5.8m minimum clear height, rising to 8.5m at the apex.
- 3 phase power
- WC facilities
- Open plan space
- Over-roof with PV panels
- LED lighting

OFFICE

- Ground floor welfare and WCs
- First floor offices - fully fitted/open plan
- Ability to fit out undercroft for additional office space

EXTERNAL

- Generous loading apron
- 14 car parking spaces
- Nearby amenities
- Gatehouse security

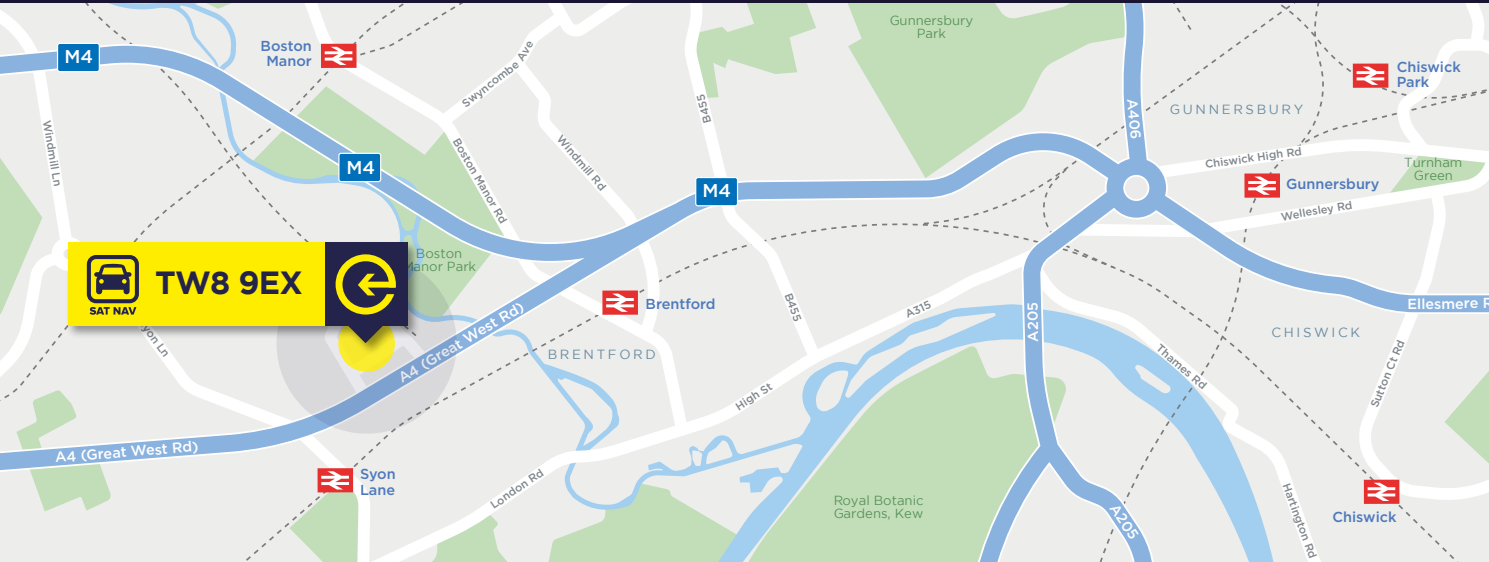


ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	8,597	798.7
Undercroft	905	84.1
First Floor Offices	919	85.4
TOTAL	10,421	968.2



SECURE LOCATION
24/7 ESTATE SECURITY



LEASE
12 Shield Drive is available on a new Internal Repairing Insuring (IRI) lease on terms to be agreed.
Rent on application.

BUSINESS RATES
The property is assessed for business rates with a rateable value of £120,000 and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC To be assessed following refurbishment.



WESTCROSSINDUSTRIALPARK.CO.UK

Knight Frank
020 7629 8171
KnightFrank.co.uk

GUS HASLAM
gus.haslam@knightfrank.com
07885 596 877

CHARLIE PERKINS
charlie.perkins@knightfrank.com
07974 366 158

Colliers
01895 813 344
colliers.com/uk/industrial

PATRICK ROSSO
patrick.rosso@colliers.com
07825 571 048

STANLEY GIBSON
stanley.gibson@colliers.com
07776 605 378