

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

3

AMALGAMATED
DRIVE



NEW ROOF &
PV PANELS



REFURBISHED WAREHOUSE / TRADE COUNTER

AVAILABLE NOW

TO LET 12,108 sq ft (1,125 sq m)

WEST CROSS
INDUSTRIAL PARK

WESTCROSSINDUSTRIALPARK.CO.UK

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



WAREHOUSE

- Up and over electric loading door
- LED lighting
- 6.5m clear height, rising to 10m at apex
- 3 phase power
- Undercroft providing flexible space for future fit out as office, welfare or trade counter

OFFICES

- Ground floor welfare and WC accommodation
- First floor open plan fully fitted office accommodation

EXTERNAL

- Generous loading apron
- 12 allocated car parking spaces



SECURE LOCATION
24/7 ESTATE SECURITY



PV PANELS CAN PROVIDE
TENANTS A SAVING OF
£22,026 OVER 10 YEARS*

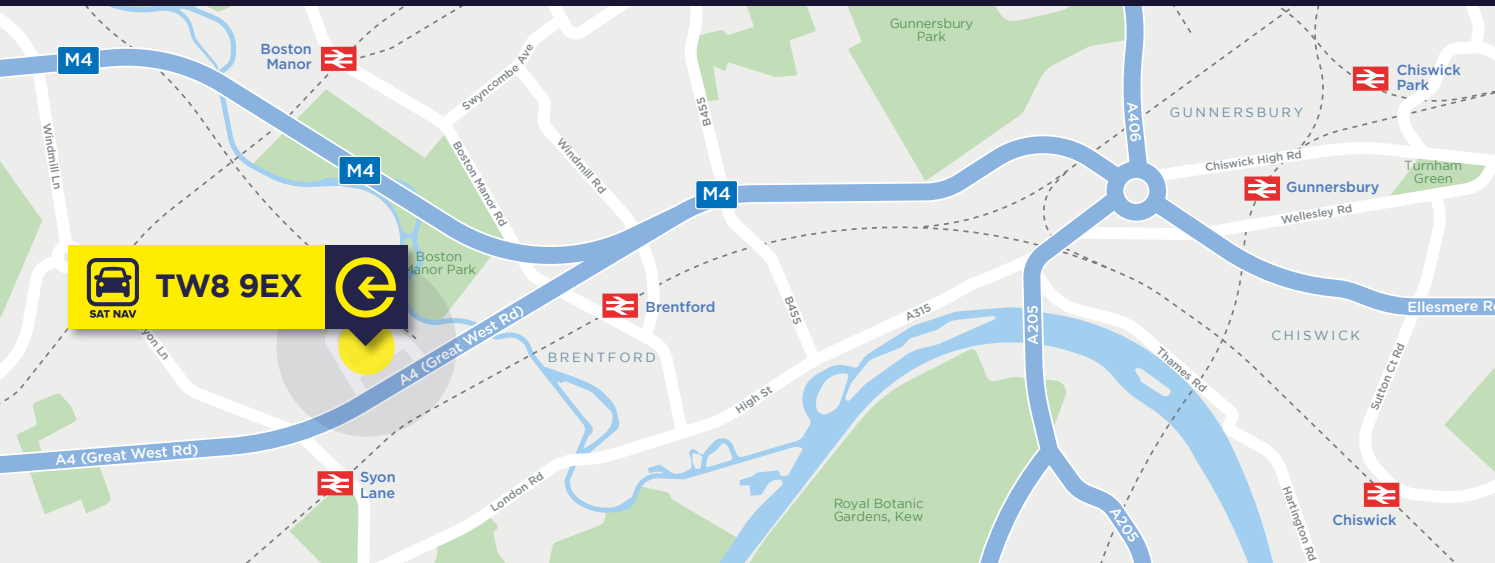
*The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. It should not be considered as a guarantee of performance. Whilst every effort has been made to ensure the accuracy of the information contained within this document, Knight Frank and Colliers international accepts no responsibility for any discrepancies and omissions which may be contained herein.

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AMALGAMATED DRIVE

ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	9,605	892.3
Ground Floor Office/ Reception	1,324	123.0
First Floor Offices	1,179	109.5
TOTAL	12,108	1,124.8

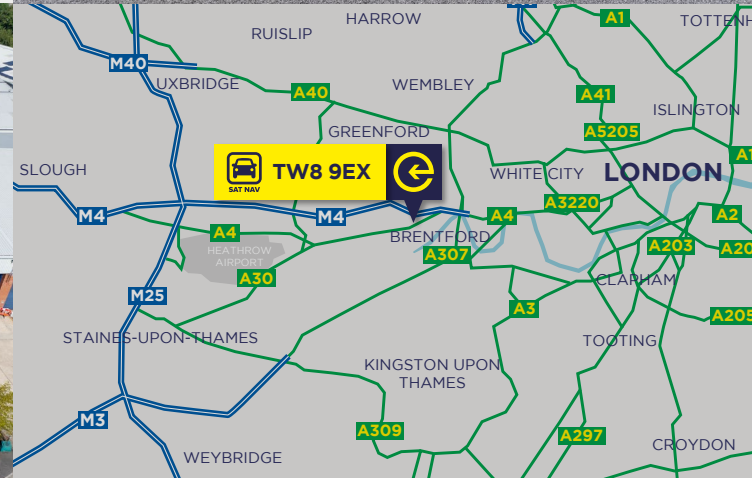




LEASE
3 Amalgamated Drive is available on an effective full repairing and insuring lease on terms to be agreed. Rent on application.

BUSINESS RATES
The property is assessed for business rates with a rateable value of £166,000 and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC A+ (-2)



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