

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

6
SHIELD DRIVE


NEW ROOF & PV PANELS*



WAREHOUSE / TRADE COUNTER UNITS TO LET

TO BE REFURBISHED *Roof overclad in 2024

TO LET 50,011 sq ft (4,646 sq m)

WEST CROSS
INDUSTRIAL PARK

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 doors
- 5.5m minimum clear height, rising to 9m at the apex.
- 3 phase power
- WC facilities
- Open plan space
- LED lighting

OFFICE

- Ground floor welfare and WCs
- First floor offices - fully fitted/open plan

EXTERNAL

- 4x EV Charging Points
- Generous loading apron
- Ample car parking spaces
- Nearby amenities
- Gatehouse security



SECURE LOCATION
24/7 ESTATE SECURITY



PV PANELS CAN PROVIDE
TENANTS A SAVING OF
£20,724 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.



ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	44,029	4,090
Reception, Welfare & Undercroft	2,291	278
First Floor Office	2,291	278
TOTAL	50,011	4,646





LEASE
6 and 8 Shield Drive are both 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 an estimated rateable value £485,000 and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC Target A (to be reassessed post-refurbishment)



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