

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

4

**AMALGAMATED
DRIVE**



**COMBINE WITH
UNIT 3
TO TOTAL
24,214 SQ FT**



TO BE REFURBISHED WAREHOUSE / TRADE COUNTER

COMING SOON

Indicative image

TO LET 12,106 sq ft (1,125 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



HEATHROW AIRPORT
4 MILES



CENTRAL LONDON
8 MILES



NORTH CIRCULAR
1.8 MILES



SYON LANE STATION
0.4 MILES / 10 MIN WALK



BOSTON MANOR & OSTERLEY STATIONS
1.4 MILES

4 AMALGAMATED DRIVE

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



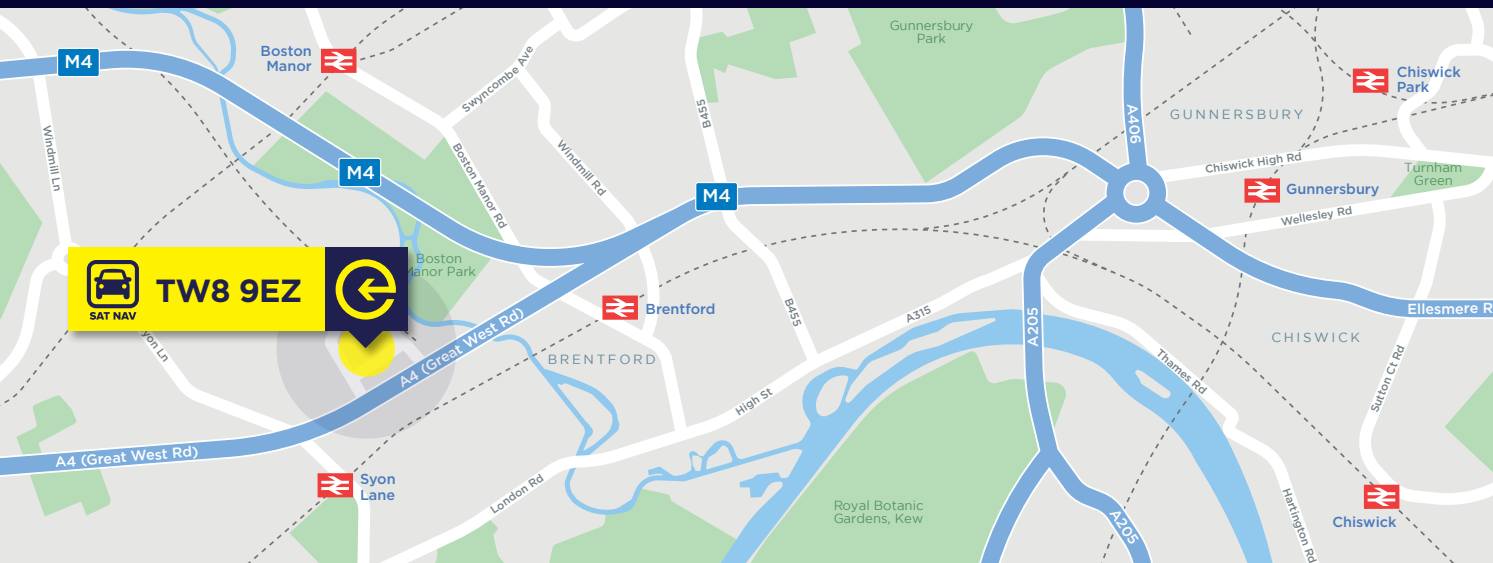
ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	9,744	905.3
Ground Floor Welfare / Undercroft	1,181	109.7
First Floor Office	1,181	109.7
TOTAL	12,106	1,124.7



Unit 4 can be combined with Unit 3 providing a total size of **24,214 sq ft**





LEASE

4 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 £169,000 (April 2026) and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC A - 21.



Indicative photo



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