

6 SHIELD DRIVE
49,923 SQ FT (4,638 SQ M)
INDUSTRIAL/WAREHOUSE UNIT



**UNDER
REFURBISHMENT**

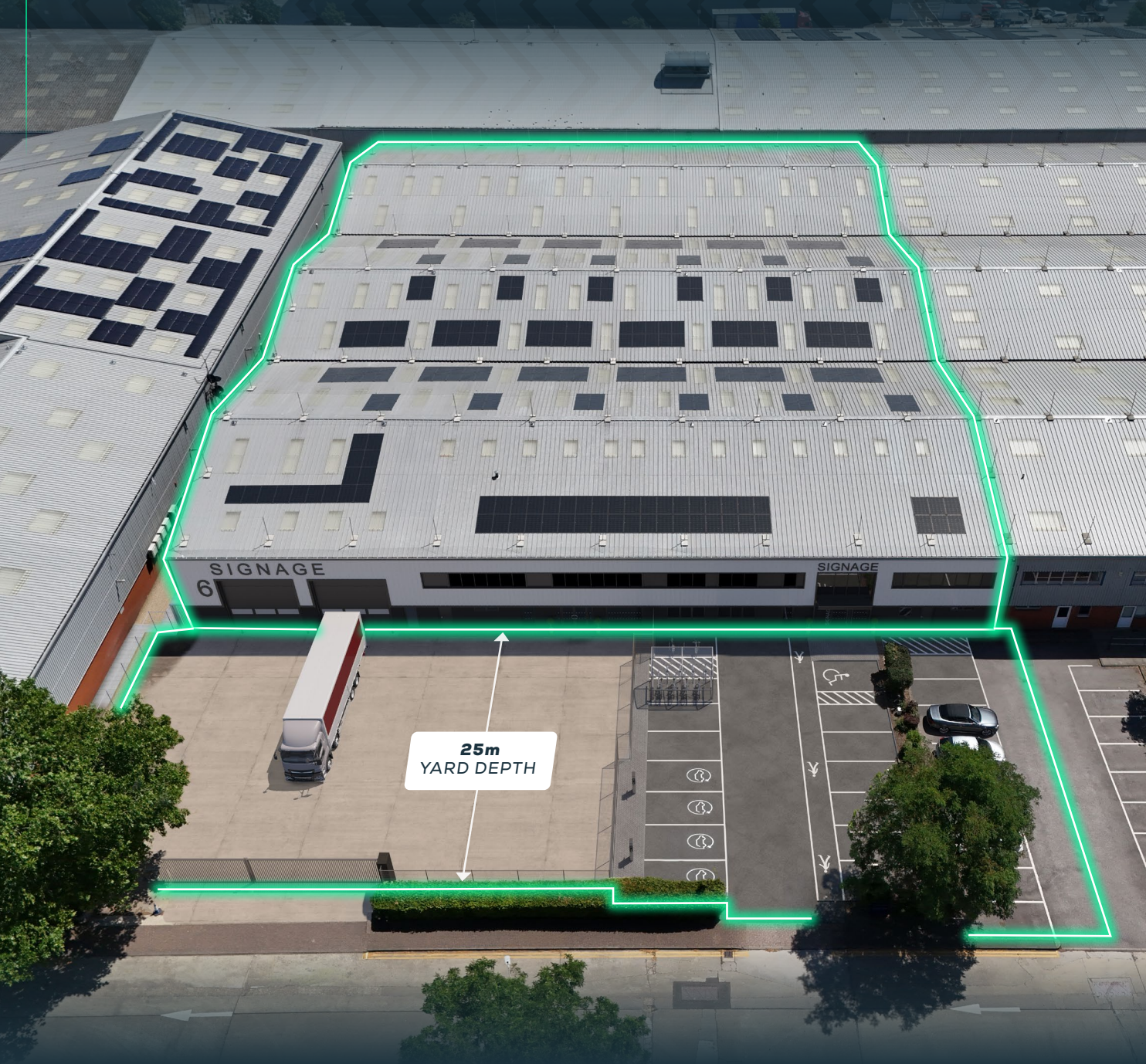


**AVAILABLE
NOVEMBER 2026**

WEST CROSS
INDUSTRIAL PARK

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

SPECIFICATIONS



EPC A
(TARGET)



5.5m CLEAR HEIGHT
9m AT APEX



LEVEL ACCESS
LOADING DOORS



SECURE FENCED &
GATED YARD



185 kVA POWER
(WITH UPGRADE TO
800 kVA IN Q4 2027)



PHOTOVOLTAIC
ROOF PANELS



22 CAR
PARKING SPACES



4 DUAL
EV CHARGING POINTS



SECURE SHELTER
FOR 18 BICYCLES



REFURBISHED
RECEPTION & OFFICES



NEW TOILET &
SHOWER FACILITIES



SECURE LOCATION
24/7 ESTATE SECURITY

ACCOMMODATION

Gross External Area (GEA)

6 SHIELD DRIVE	SQ FT	SQ M
GF Warehouse	46,996	4,366
FF Offices	2,928	272
TOTAL	49,923	4,638



OCCUPIERS AT WEST CROSS





M4 J2
0.5 MILES



HEATHROW AIRPORT
5.8 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

TO HEATHROW
AIRPORT

**6
SHIELD
DRIVE**

A4

GREAT WEST ROAD

TO M4 &
BRENTFORD

WEST CROSS
INDUSTRIAL PARK

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



**GOLDEN MILE
LOCATION**



**HEATHROW AIRPORT
5.8 MILES**



**BRENTFORD STATION
15 MINUTE WALK**



**OVER 70,000 VEHICLES
PASS ALONG THE A4 DAILY**

LOCATION

West Cross Industrial Park is located on the north side of the Great West Road (A4) in Brentford.

The estate is located on the “Golden Mile” stretching between Brentford and Chiswick. The name commonly refers to the historic commercial corridor along the A4/M4 in Hounslow, West London, known for its Art Deco buildings and industrial history, which recently marked its centenary.

London’s West End is approximately 8 miles to the east and London Heathrow is approximately 8 miles to the West.

Brentford Mainline station is approximately 15 minutes walk from the estate and connects to London Waterloo in approximately ½ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.



[what3words.com/gave.verbs.poetic](https://www.what3words.com/gave.verbs.poetic)





LEASE

6 Shield Drive is available on a new Internal Repairing Insuring (IRI) lease on terms to be agreed.

Rent on application.

BUSINESS RATES

All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC

Target A (to be reassessed post-refurbishment)



GUS HASLAM

gus.haslam@knightfrank.com
07885 596 877

CHARLIE PERKINS

charlie.perkins@knightfrank.com
07974 366 158

VALENTINA PINI

valentina.pini@knightfrank.com
07977 759 558

Colliers

PATRICK ROSSO

patrick.rosso@colliers.com
07825 571 048

STANLEY GIBSON

stanley.gibson@colliers.com
07776 605 378

YC LAU

yc.lau@colliers.com
07551 383 904

WESTCROSSINDUSTRIALPARK.CO.UK

WEST CROSS
INDUSTRIAL PARK

AN INVESTMENT BY

Legal & General
INVESTMENT MANAGEMENT

Misrepresentation Act: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contract: (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) No person in the employment of Knight Frank or Colliers International has any authority to make or give any representation or warranty whatever in relation to this property: (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition - Prepared September 2026. [10050-4] Designed by **threesixtygroup**