

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



**UNDER
REFURBISHMENT**

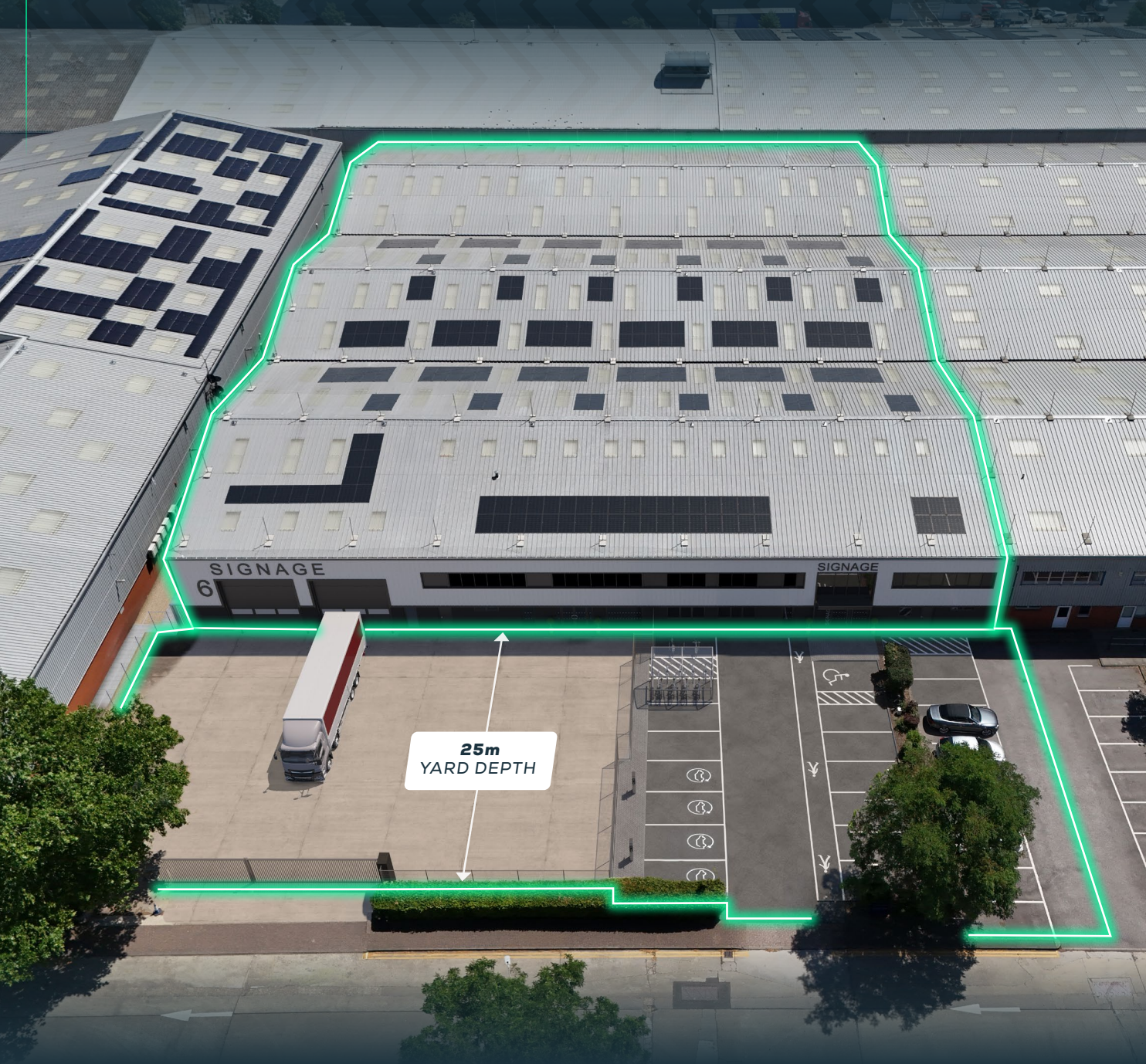


**AVAILABLE
NOVEMBER 2026**

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



SECURE LOCATION
24/7 ESTATE SECURITY



NEW KITCHENETTE,
WCs & SHOWER
FACILITIES



FULL HEIGHT
RECEPTION & FIRST
FLOOR OFFICES

ACCOMMODATION

Gross External Area (GEA)

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





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

OCCUPIERS AT WEST CROSS



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.

VAT

All figures and other costs quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

Target A (to be reassessed post-refurbishment)

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WEST CROSS
INDUSTRIAL PARK

AN INVESTMENT BY

Legal & General
INVESTMENT MANAGEMENT

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