

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

3

SHIELD
DRIVE

3

TO BE REFURBISHED WAREHOUSE / INDUSTRIAL / TRADE COUNTER

TO LET 13,186 sq ft (1,225 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.

Occupiers include Howdens, CEF, Kuehne + Nagel, Sky, Wolseley and Currys PC World.



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

3 SHIELD DRIVE

WAREHOUSE

- Up and over electric loading door
- 5.4m minimum clear height rising to 9m at the apex
- 3 phase power
- WC facilities

OFFICES

- Ground and first floor fitted offices
- WC facilities
- Suspended Ceilings
- Gas fired wall mounted radiator heating to ground and first floor offices

EXTERNAL

- Loading apron with 7 car parking spaces
- Nearby amenities
- 24 hour CCTV
- Gatehouse security



SECURE LOCATION
24/7 ESTATE SECURITY



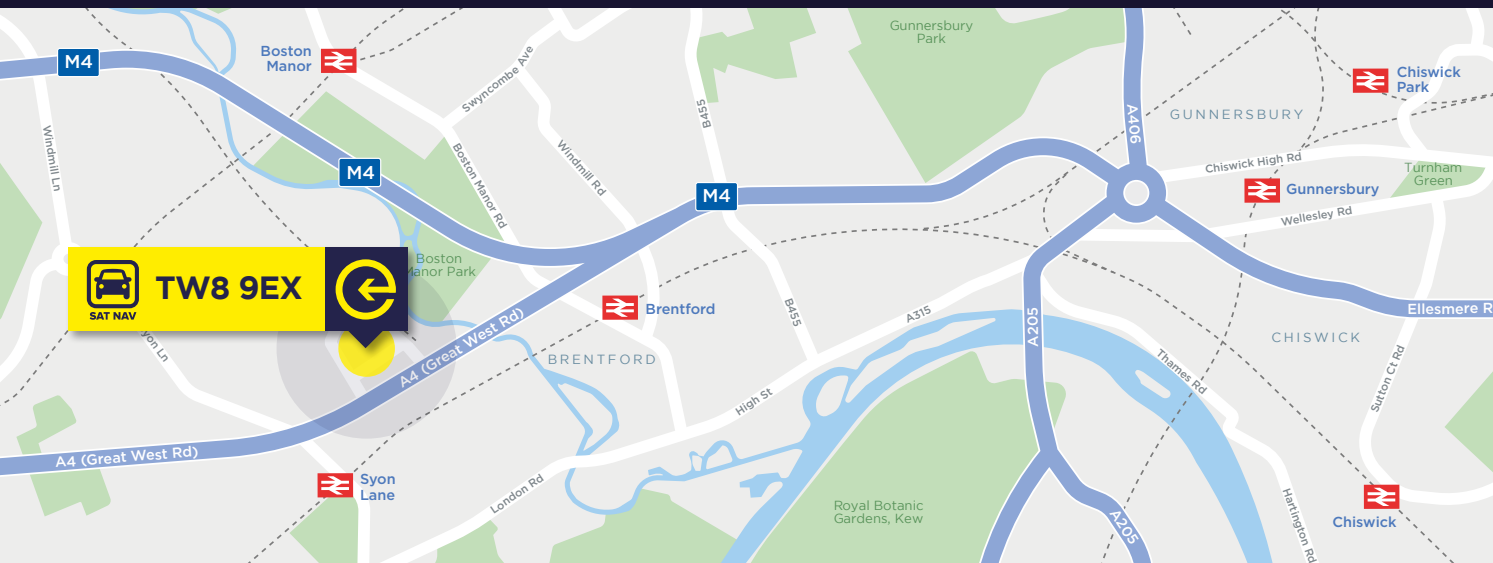
HIGH SPEED FIBRE NETWORK
UP TO 69 MB (Source: uSwitch)



ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	10,775	1,001
Ground Floor Offices	1,195	111
First Floor Offices	1,216	113
TOTAL	13,186	1,225





LEASE

3 Shield Drive is available on a new 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 £104,000 and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC C-55

