

Warehouse / Industrial Unit

Brentford



01895 813344
colliers.com/uk/industrial

To Let

2,964 SQ FT (275 SQ M)

TO BE REFURBISHED

S11 West Cross Industrial Estate

Shield Drive, Brentford, TW8 9EX

- 5.5m clear height rising to 7.4m
- Up-and-over loading doors
- 3-phase power
- WC facility
- Loading apron
- 4 car parking spaces

Rent available upon application.



Contact Us

Patrick Rosso
Director | Industrial & Logistics
Mobile: 07825 571 048
Phone: 01895 457 714
Email: Patrick.rosso@colliers.com

Isa Naeem
Senior Surveyor | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
Email: isa.naeem@colliers.com

S11 West Cross

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 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

Description

S11 benefits from a 5.5m clear height rising to 7.4m warehouse, a single up and over loading, 3 phase power as well as a loading apron to the front with designated parking. The estate provides 24-hour CCTV and 24/7 security.

The unit is to be refurbished.

Key Features:

- 5.5m clear height rising to 7.4m
- Up-and-over loading door
- 3-phase power
- WC facility
- Loading apron
- 4 car parking spaces
- 24-hour Estate CCTV
- 24/7 Estate security

Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION		
	SQ FT	SQ M
Warehouse	2,964	275

Interested parties are advised to make their own enquiries with the local borough council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

11 Shield Drive is available on a new Full Repairing and Insuring lease on terms to be agreed.

Rent on application.

Entry

Upon conclusion of legal missives.

EPC

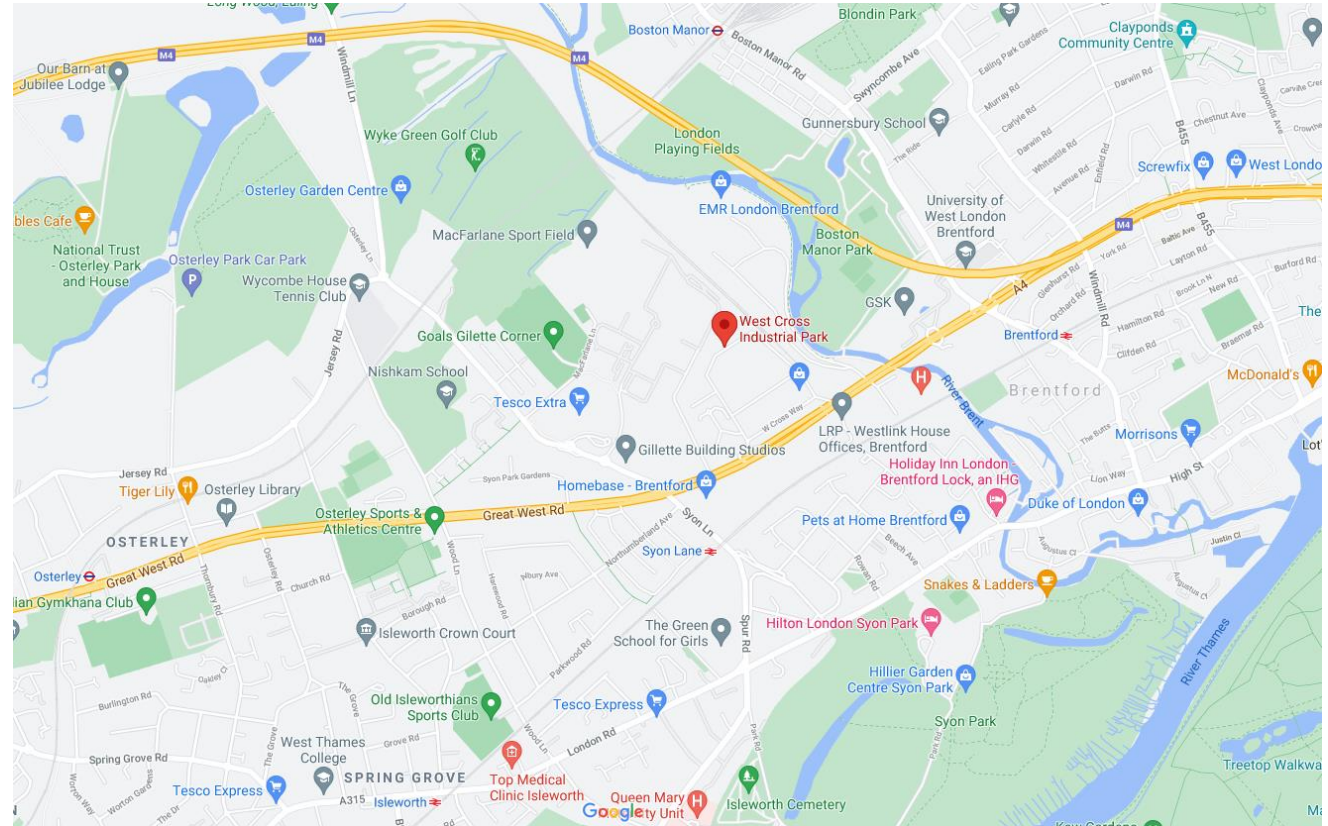
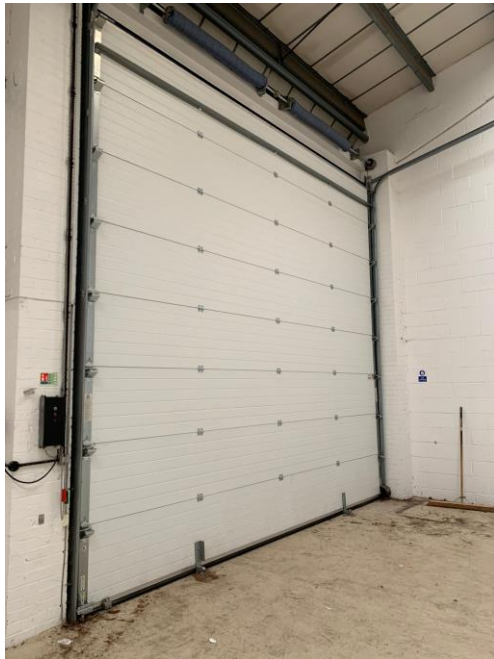
Energy Performance Rating available upon request.

VAT

All prices and other costs quoted exclusive of VAT.

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S11 West Cross



Viewing / Further Information

For further information or to arrange a viewing please contact:

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Email: Patrick.rosso@colliers.com

Isa Naem
Senior Surveyor | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.