

Warehouse / Industrial Unit

Brentford



DRAFT DETAILS

01895 813344
colliers.com/uk/industrial

To Let

**6,442 SQ FT
(598.5 SQ M)**

Unit 19 Shield Drive, West Cross Industrial Park

Brentford, TW8 9EX

- 6.5m clear height rising to 10m at the apex
- Up and over electric level loading door
- Suspended lighting
- Ground floor undercroft with the ability to install trade counter
- WC facilities
- Generous loading apron
- 7 allocated car parking spaces
- 24/7 estate security
- To be refurbished



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

Joint Agents

Gus Haslam, Knight Frank - gus.haslam@knightfrank.com
Elliot Evans, Knight Frank - elliott.evans@knightfrank.com

West Cross Industrial Park, Brentford

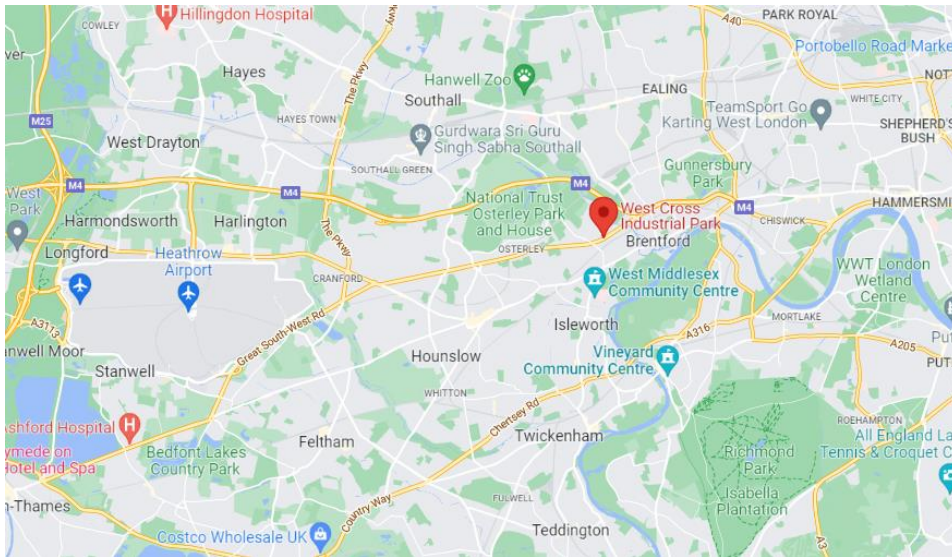
DRAFT DETAILS

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 CEF, XPO Logistics, Sky, Wolsley and Curry's.

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.



Floor Areas

The Property has the following approximate Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Warehouse	5,272	489.8
Ground Floor Office / Welfare / Trade Counter	580	53.9
First Floor Offices	590	54.8
TOTAL	6,442	598.5

EPC

B - 38

VAT

All prices and other costs quoted exclusive of VAT.

Rateable Value

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

Legal Costs

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

Terms

The unit will be available to occupy by way of a new FRI lease on terms to be agreed. Further details available upon request.

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.

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. May 2022.

Business