

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

19

SHIELD
DRIVE



REFURBISHED WAREHOUSE / TRADE COUNTER

AVAILABLE NOW

TO LET 6,442 sq ft (598.5 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 Virgin Media, Sky, GXO Logistics, CEF, Currys and Wolseley.



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

19 SHIELD DRIVE



19 SHIELD DRIVE

WAREHOUSE

- Up and over electric loading door
- LED lighting
- 5.6m clear height rising to 9.2m at apex
- 3 phase power
- Undercroft providing flexible space for future fit out as office, welfare or trade counter

OFFICES

- Ground floor welfare and WC accommodation
- First floor open plan fully fitted office accommodation

EXTERNAL

- Generous loading apron
- 7 allocated car parking spaces
- 24/7 estate security



SECURE LOCATION
24/7 ESTATE SECURITY

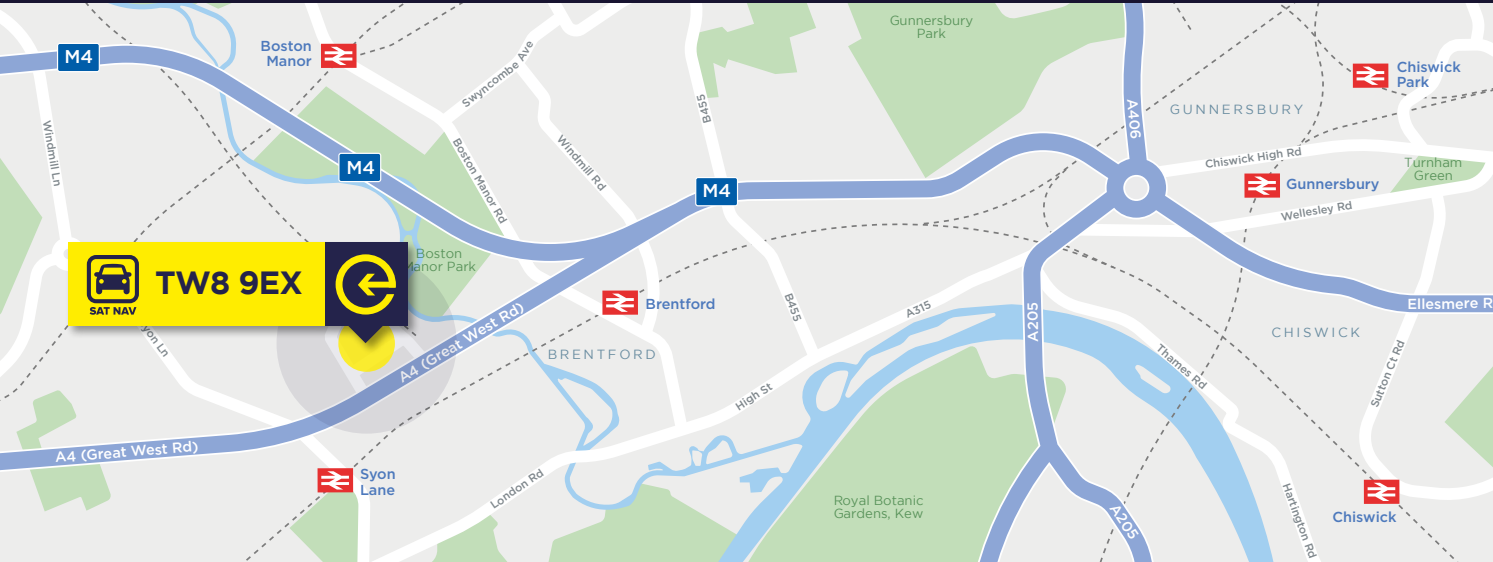


HIGH SPEED FIBRE NETWORK
UP TO 69 MB (Source: uSwitch)

ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	5,272	489.8
Ground Floor Office/ Welfare/Trade Counter	580	53.9
First Floor Offices	590	54.8
TOTAL	6,442	598.5





LEASE
19 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 £70,500 (2023) and is described as “warehouse and premises”. All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC B - 38



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