



UNIT 23 GREAT WESTERN INDUSTRIAL PARK

ARMSTRONG WAY // SOUTHALL // UB2 4SD

LOCAL OCCUPIERS INCLUDE:



23

NEWLY
REFURBISHED

WAREHOUSE UNIT TO LET

8,294 sq ft (770.5 sq m) approx.

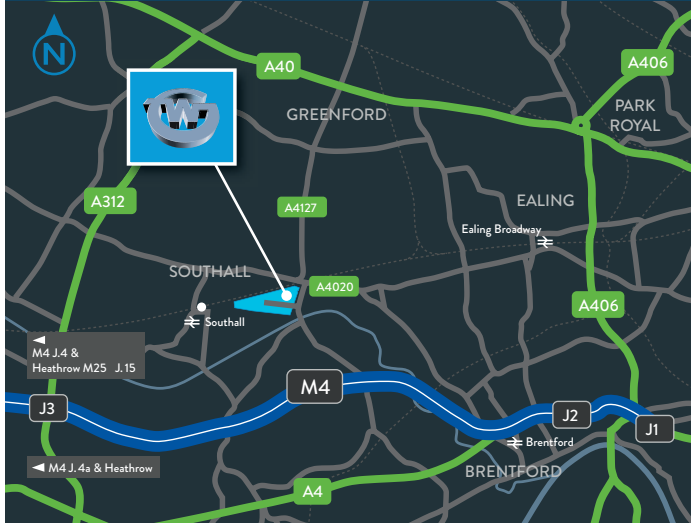






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BENEFITS

- Quick access to the A40 via Greenford Road and the M4 J3 via Hayes Bypass
- 24 hour access and use
- Access to skilled local workforce
- Controlled barrier access to the estate with 24 hour manned security and CCTV
- A secure, well-managed estate
- Strong local transport links including walking distance to the new Elizabeth Line

ACCOMMODATION

UNIT 23

| | | |
|------------------------------------|--------------------|-------------------|
| Ground floor warehouse & ancillary | 7,186 sq ft | 667.6 sq m |
| First floor office | 1,108 sq ft | 102.9 sq m |
| Total (Approx GEA) | 8,294 sq ft | 770.5 sq m |

FEATURES

- Newly refurbished
- 6.0m clear internal height (underside of haunch)
- 1 level access loading door
- New electric heating throughout office/common areas
- LED lighting in offices
- PV panels
- One EV charge point in allocated bay
- 14 allocated car parking spaces



UNIT 23

LOCATION

The Great Western Industrial Park lies to the east of Southall Town Centre and to the West of Ealing and is accessed by Windmill Lane (A4127). Windmill Lane is accessed via Uxbridge Road (A4020), which provides a direct link to the Hayes Bypass (A312) to the west and Shepherds Bush to the east.

The Park can be accessed from the A40 via the Greenford Road (A4127) from the north and Junction 3 of the M4 motorway to the south west via Uxbridge Road (A4020) and the Hayes Bypass (A312).

DISTANCES

| | |
|---------------------------|------------|
| A40 via A4127 | 2.8 miles |
| M4 J3 | 4.7 miles |
| Heathrow (T1, 2, and 3) | 7.8 miles |
| Heathrow (Cargo Terminal) | 8.0 miles |
| Central London | 12.2 miles |

Source: Google Maps

TERMS

The property is available by way of a new FRI lease on terms to be agreed.

EPC

Awaiting EPC.

VIEWING

For further information or to arrange an inspection please contact the agents:



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