



UNIT 15 GREAT WESTERN INDUSTRIAL PARK

ARMSTRONG WAY // SOUTHALL // UB2 4SD

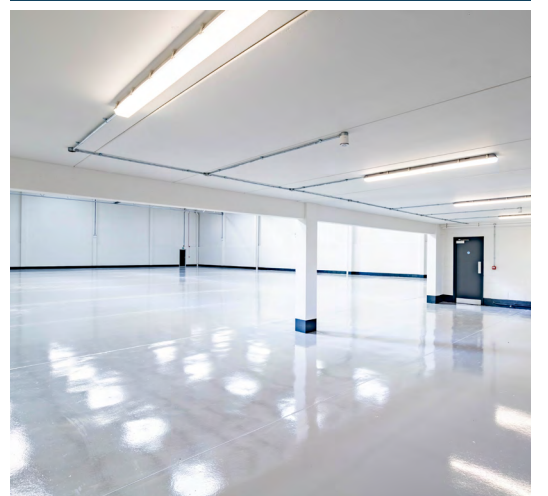
LOCAL OCCUPIERS INCLUDE:



WAREHOUSE / TRADE UNIT TO LET

11,262 sq ft (1,046.28 sq m) approx.

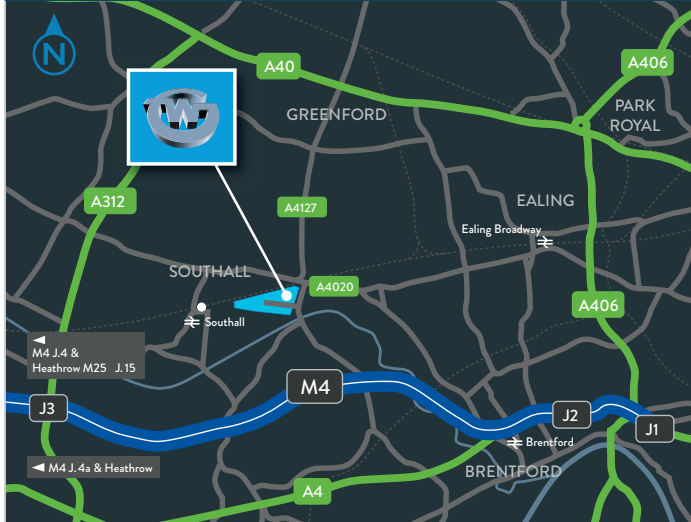






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BENEFITS

- Good 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

ACCOMMODATION

The unit comprises of the following:

UNIT 15

Warehouse	9,040 sq ft	839.84 sq m
Ground Floor Office	1,111 sq ft	103.22 sq m
First Floor Office	1,111 sq ft	103.22 sq m
Total (Approx GEA)	11,262 sq ft	1,046.28 sq m

FEATURES

Salient specification details as follows:

- Steel Portal frame construction
- 6.0m clear internal height (underside of haunch)
- Recessed covered loading bay
- Up and over loading door
- Fitted first floor offices with undercroft
- 3 phase power



UNIT 15

TERMS

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

EPC

To be assessed.

VIEWING

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

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



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