



FIRESTONE

LDN

FIRESTONELDN.COM



SIGN

SIGNAGE

A NEW ICONIC HQ DISTRIBUTION/LOGISTICS WAREHOUSE

TO LET
89,703 SQ FT
8,333.7 SQ M

PRIME LONDON LOCATION

AVAILABLE Q4 2025



FIRESTONE LDN, WEST CROSS INDUSTRIAL PARK, BRENTFORD TW8 9DE



A heritage-led design which reinstates the site's art deco identity, aligned with modern day specification and requirements.





MOTORWAY DRIVE-TIMES

M4
4 MINS
(2.5 miles)

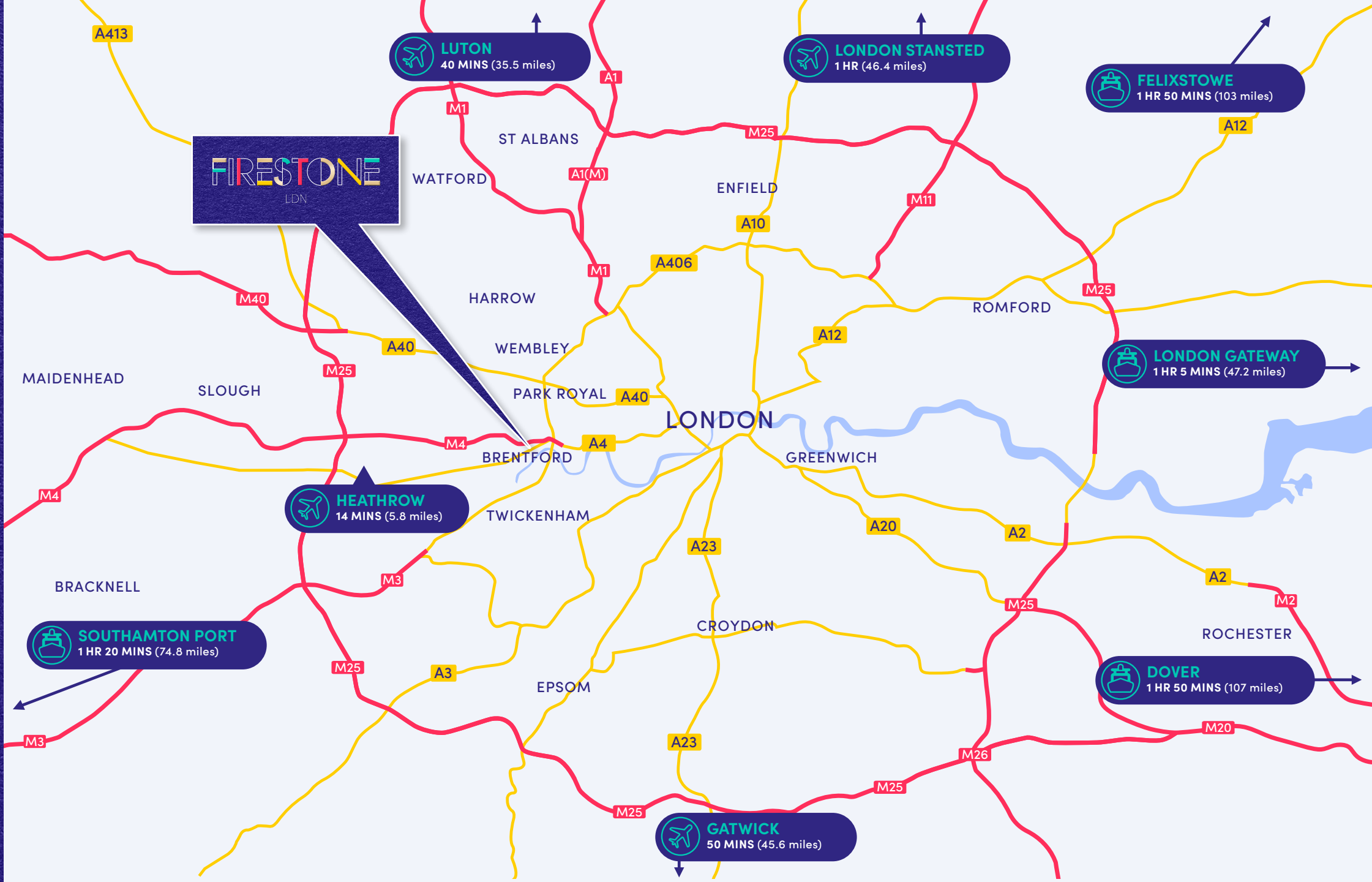
M3
16 MINS
(7.8 miles)

M1
18 MINS
(9.8 miles)

M40
20 MINS
(11.2 miles)

M25
4 MINS
(9.7 miles)

All times taken from Google Maps



LUTON
40 MINS (35.5 miles)

LONDON STANSTED
1 HR (46.4 miles)

FELIXSTOWE
1 HR 50 MINS (103 miles)

FIRESTONE
LDN

LONDON GATEWAY
1 HR 5 MINS (47.2 miles)

HEATHROW
14 MINS (5.8 miles)

SOUTHAMTON PORT
1 HR 20 MINS (74.8 miles)

DOVER
1 HR 50 MINS (107 miles)

GATWICK
50 MINS (45.6 miles)



M4 J2
2.5 miles

North Circular
1.8 miles



Syon Lane Station
0.4 miles /
10 min walk



Heathrow Airport
5.8 miles

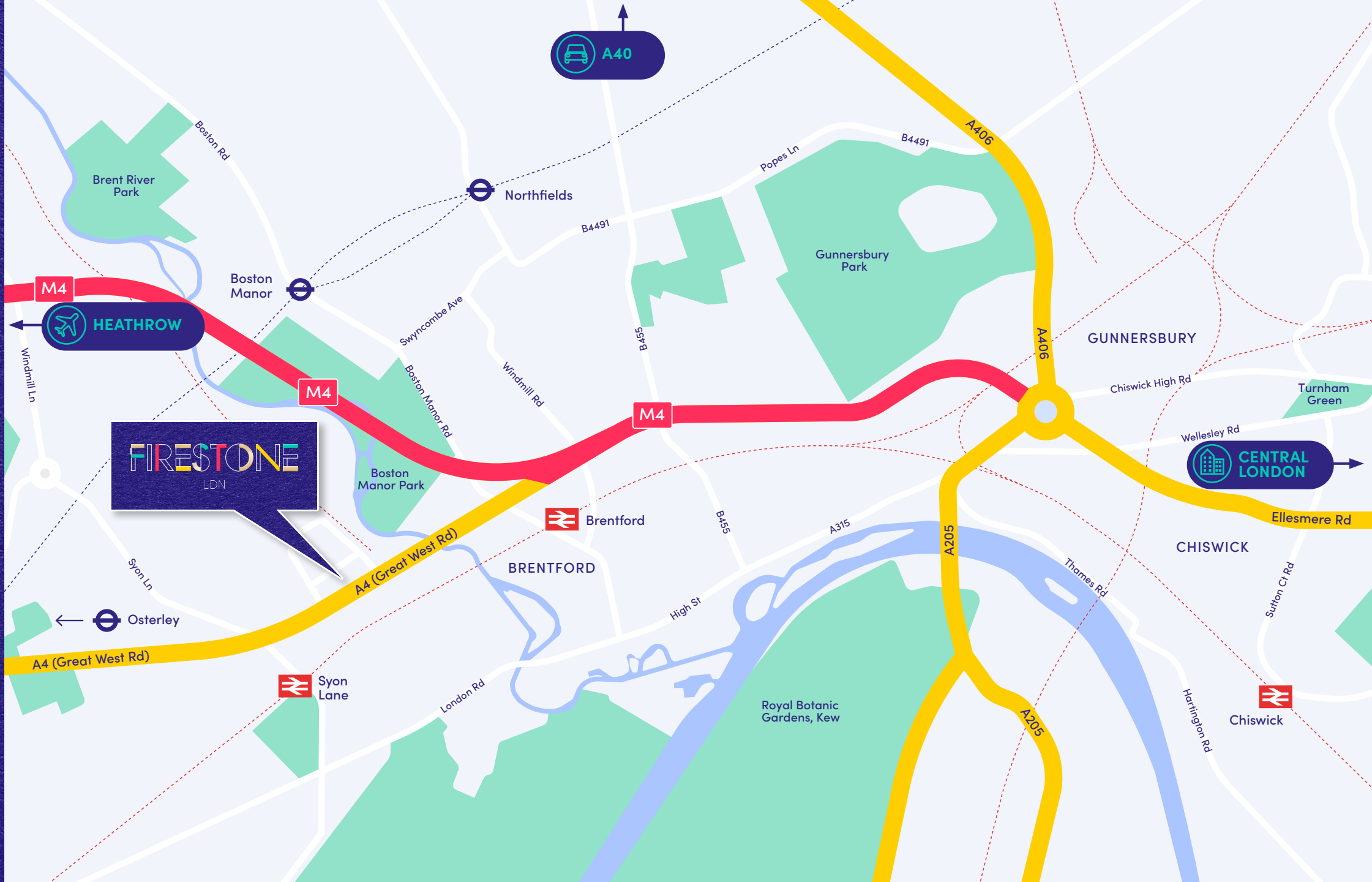


Central London
9.2 miles



**Boston Manor &
Osterley Stations**
1.4 miles

All times taken from
Google Maps





ACCOMMODATION

	sq ft	sq m
Warehouse (inc. reception & welfare)	68,872	6398.4
First floor office	6,097	556.4
Second floor office	6,097	556.4
Third floor office	794	73.8
Welfare, core & plant	7,649	710.6
Security cabin	194	18.0
Total	89,703	8,333.7

All areas are approximate GEA unless stated otherwise

PLUS ROOM FOR EXPANSION...



Additional warehouse
storage mezzanine
5,221 sq ft (485 sq m)*



Additional
office floor
6,810 sq ft (632.7 sq m)



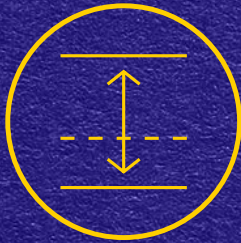
Potential total
101,734 sq ft
(9,451.4 sq m)

* Approximate GIA

SPECIFICATION



15 metres
Clear-Height



40 metres
Yard Depth



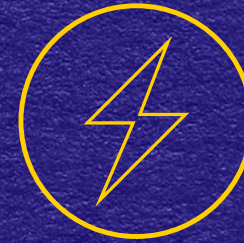
75 k/N psm
Floor Loading



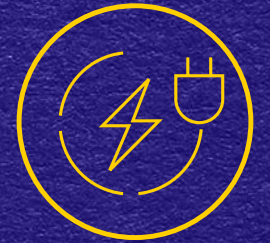
**6 Dock Level
Loading Doors**
+ 2 Euro Dock Level Loading



**2 Level Access
Loading Doors**



750 kVA
Power



**EV charging
points**



**67 Car
Parking Spaces**



**62 Cycle
Bays**



**2 Storey
Grade A Offices**



Secure Location
24/7 Estate Security



Gatehouse
+ Self-Contained
Secure Site

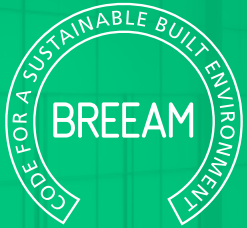


**Private Roof
Terrace**



**Ability to Add
Further Office &
Storage Space**

ESG



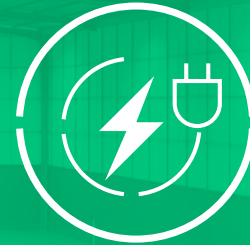
**Minimum BREEAM
'Excellent'**



**To Achieve
EPC A**



**Photovoltaic
Panels**



**EV Charging
Points**



**Rainwater
Harvesting**



**Targeting Net Zero
Carbon in Operation**



**All Electric
Building**



**Thermal Comfort
Offices**



**Biodiversity
Net Gain**



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A DEVELOPMENT BY



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