

**11**  
SHIELD  
DRIVE



TO BE REFURBISHED WAREHOUSE / INDUSTRIAL / TRADE COUNTER

**TO LET 2,964 sq ft (275.4 sq m)**

**WEST CROSS**  
INDUSTRIAL PARK

## 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 Howdens, CEF, Kuehne + Nagel, Sky, Wolseley and Currys PC World.

**HOWDENS**

**CEF** YOUR ELECTRICAL EXPERTS

**KUEHNE+NAGEL**

**sky**

**WOLSELEY**

**Currys PC World**



## 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

# 11 SHIELD DRIVE

## WAREHOUSE

- Up and over electric loading door
- 5.5m minimum clear height
- 3 phase power
- WC facilities
- Open Plan

## EXTERNAL

- Loading apron with 4 car parking spaces
- Nearby amenities
- 24 hour CCTV
- Gatehouse security



ACCOMMODATION  
(APPROX. GEA)  
**2,964 sq ft**  
(275.4 sq m)

 **SECURE LOCATION**  
24/7 ESTATE SECURITY

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





**LEASE**  
11 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 £26,750 and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

**EPC** E-117



[WESTCROSSINDUSTRIALPARK.CO.UK](http://WESTCROSSINDUSTRIALPARK.CO.UK)

**Knight Frank**  
020 7629 8171  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

**GUS HASLAM**  
gus.haslam@knightfrank.com  
020 7861 5299 | 07885 596 877

**ELLIOT EVANS**  
elliott.evans@knightfrank.com  
020 3995 0760 | 07870 802 628

**Colliers INTERNATIONAL**  
01895 813344  
[www.colliers.com/uk/industrial](http://www.colliers.com/uk/industrial)

**PATRICK ROSSO**  
patrick.rosso@colliers.com  
01895 457 714 | 07825 571 048

**ISA NAEEM**  
isa.naeem@colliers.com  
01895 457 726 | 07889 432 972