

FIRESTONE

LDN



SIGNAGE

SIGNAGE

1 2 3 4

5 6 7 8 9 10

**FIRESTONE**  
LDN



**A4  
GREAT WEST ROAD**

**← HEATHROW**

**CENTRAL LONDON →**

Firestone LDN – a heritage-led design which reinstates the site's art deco identity aligned with modern day specification meeting current occupier needs.

**A NEW HQ DISTRIBUTION/  
LOGISTICS/WAREHOUSE  
UNIT IN A PRIME LONDON  
LOCATION.**

**AN ICONIC &  
SOPHISTICATED,  
ULTRA-MODERN  
FACILITY.**

**TO LET**

**104,584<sup>SQ</sup>FT**

**9,716 SQ M**  
**AVAILABLE Q3 2024**

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



**WINNER.ROBOT.BOAT**

WHAT3WORDS



**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**

18 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 HOUR 50 MINS (103 MILES)



**LONDON GATEWAY**

1 HOUR 5 MINS (47.2 MILES)



**DOVER**

1 HOUR 50 MINS (107 MILES)



**GATWICK**

50 MINS (45.6 MILES)

MAIDENHEAD

SLOUGH

HARROW

BLEY

**LONDON**

GREENWICH



**HEATHROW**

14 MINS (5.8 MILES)

TWICKENHAM

BRACKNELL



**SOUTHAMPTON PORT**

1 HOUR 20 MINS (74.8 MILES)

CROYDON

ROCHESTER

EPSOM

M3

M25

A3

A23

M25

M25

M26

M20

A413

M1

A1

M25

M11

M25

M40

M1

A12

M4

A4

A20

A2

A2

M2

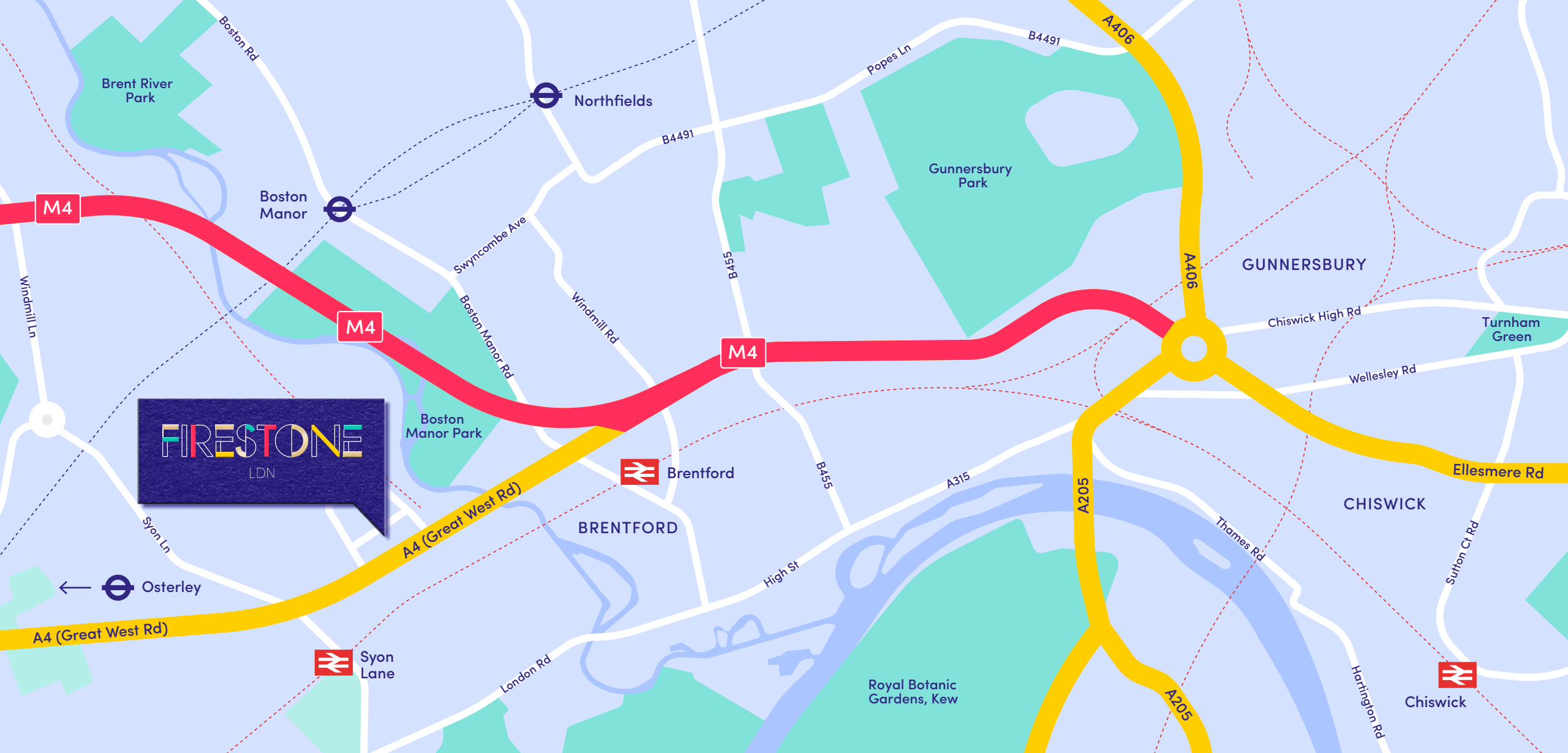
M3

M25


A23



FIRESTONE IS LOCATED AT THE FRONT OF WEST CROSS INDUSTRIAL PARK, WHICH HAS DIRECT ACCESS TO THE A4 GREAT WEST ROAD.



 **M4 J2**  
2.5 miles

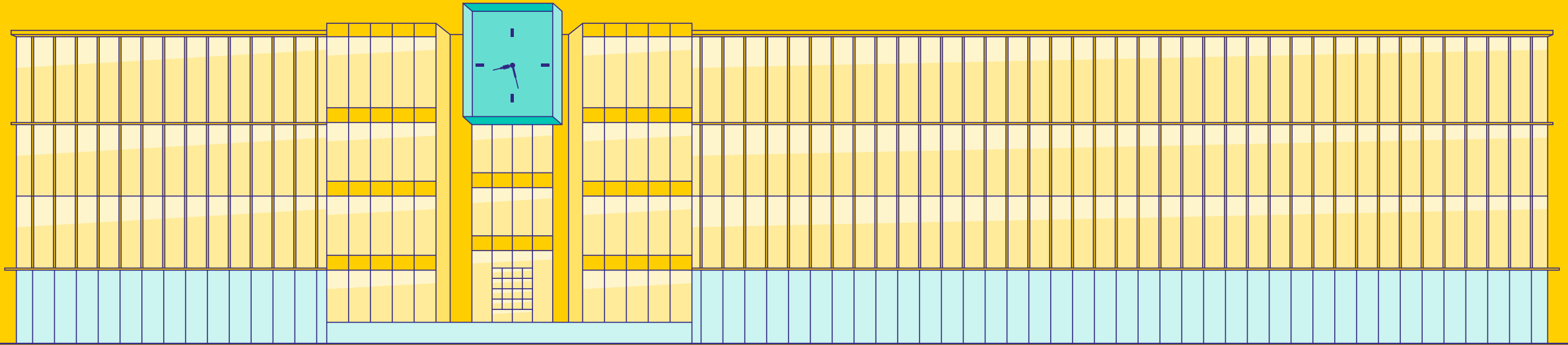
 **North Circular**  
1.8 miles

 **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



# FIRESTONE

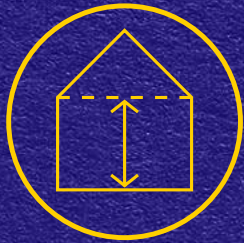
LDN

	sq ft	sq m
Warehouse (inc. reception)	80,030	7,435
Basement amenities	6,243	580
First floor core and office	1,539	143
Second floor offices	8,051	748
Third floor offices	8,525	792
Security cabin	194	18
<b>Total</b>	<b>104,583</b>	<b>9,716</b>
<i>Additional permitted first floor offices 7,212 sq ft / 670 sq m</i>		

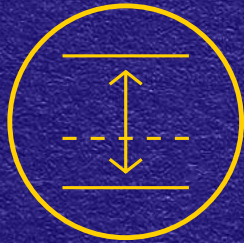
All areas are approximate gross external except for basement amenities which are approximate gross internal.



# SPECIFICATION



**15 metres**  
Clear Height



**40 metres**  
Yard Depth



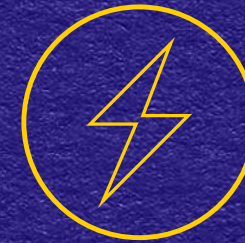
**75 k/N psm**  
Floor Loading



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



**2 Level Access  
Loading Doors**  
+ 4 Van Level  
Access Doors



**750 KVA**



**17 EV charging points**  
+ provision for 68 passive  
(which are included  
within the 85 spaces)



**85**  
Car Parking Spaces  
in Basement



**62**  
Cycle Bays



**2 Storey  
Grade A Offices**  
+ Ability to Retro  
Fit Extra



**Secure  
Location**  
24/7 Estate Security



**Gatehouse**  
+ self contained  
secure site.



**BREEAM  
Excellent**  
+ EPC A Rating



**Ability to Add  
Further Office Space  
to First Floor**



SIGNAGE

Minimum  
40m Deep Yard

Basement Car Parking

A4 Great West Road



# ESG A low energy, sustainable development.



Air quality neutral development



Office areas designed to maintain thermal comfort



Best practice pollution prevention



Targeting minimum BREEAM Excellent



100% legally harvested and traded timber



Biodiversity net gain



Sustainable procurement policy



EPC A targeted



Designed for net zero carbon in construction and in operation.



Electric vehicle charging points



All electric building



20% of materials recycled



Roof based photovoltaic panels



Rainwater harvesting



Considerate Constructors Scheme - minimum of Very Good Best practice pollution prevention

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