

TO LET 12,108 sq ft (1,125 sq m)

West Cross



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 Virgin Media, Sky, GXO Logistics, CEF, Currys and Wolseley.















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



HEATHROW AIRPORT 4 MILES



CENTRAL LONDON 8 MILES



NORTH CIRCULAR 1.8 MILES



SYON LANE STATION 0.4 MILES / 10 MIN WALK



BOSTON MANOR & OSTERLEY STATIONS 1.4 MILES



3 AMALGAMATED DRIVE

WAREHOUSE

- Up and over electric loading door
- Warehouse lighting
- 6.5m clear height rising to 10m at apex
- 3 phase power
- Undercroft providing flexible space for future fit out as office, welfare or trade counter

OFFICES

- Ground floor welfare and WC accommodation
- First floor open plan fully fitted office accommodation

EXTERNAL

- Generous loading apron
- 12 allocated car parking spaces
- 24/7 estate security



SECURE LOCATION 24/7 ESTATE SECURITY

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



3

ACCOMMODATION (APPROX. GEA)

	sq ft	sq m
Warehouse	9,605	892.3
Ground Floor Office/ Welfare/Trade Counter	1,324	123.0
First Floor Offices	1,179	109.5
TOTAL	12,108	1,124.8





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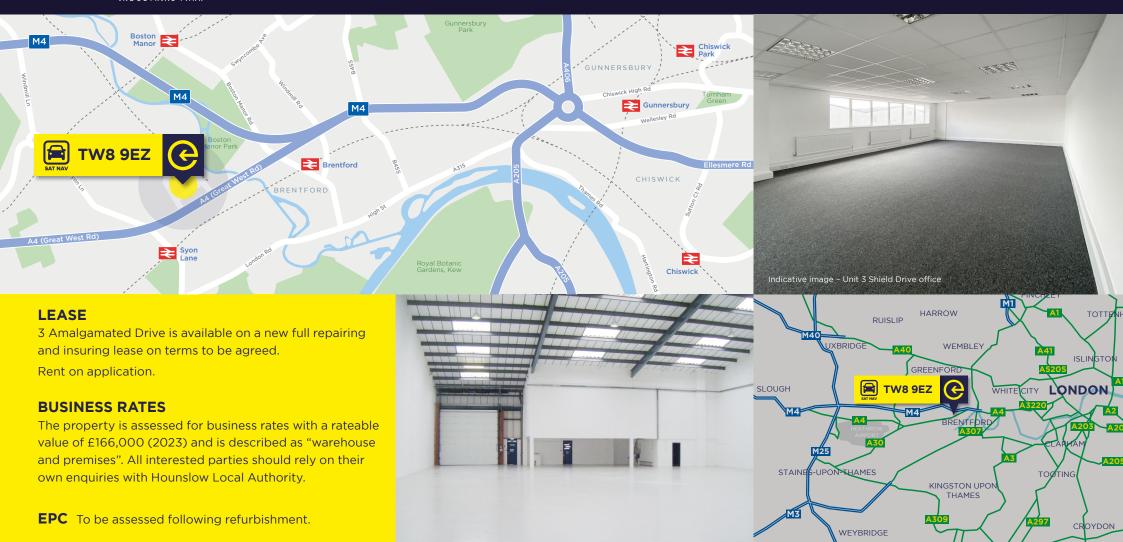


WESTCROSS WAY

A4 GREAT WEST ROAD



GREAT WEST ROAD (A4) | BRENTFORD | TW8 9EZ





WESTCROSSINDUSTRIALPARK.CO.UK



GUS HASLAM

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

ELLIOT EVANS

elliot.evans@knightfrank.com 020 3995 0760 | 07870 802 628



PATRICK ROSSO

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

SUTTON

ISA NAEEM

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