

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

11

SHIELD
DRIVE



REFURBISHED WAREHOUSE / TRADE COUNTER UNIT

AVAILABLE NOW

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

WEST CROSS
INDUSTRIAL PARK

WESTCROSSINDUSTRIALPARK.CO.UK

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.



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
- Over-roof with PV panels
- LED lighting

EXTERNAL

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



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SHIELD DRIVE

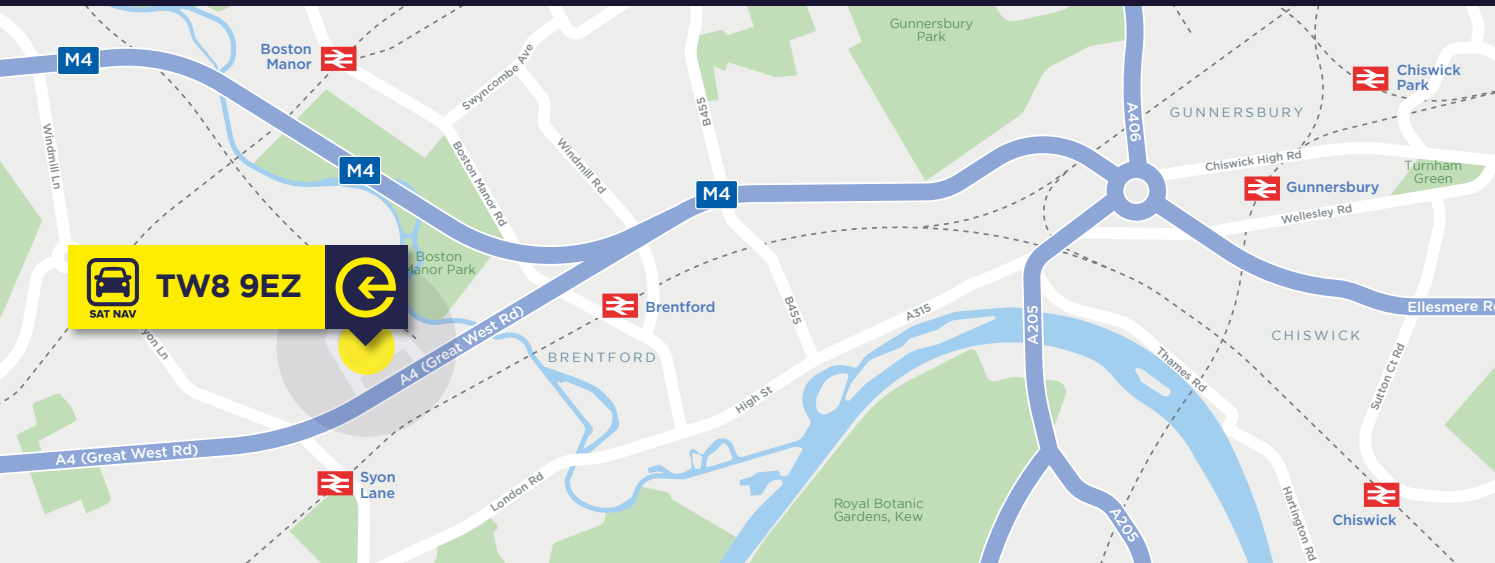
**ACCOMMODATION
(APPROX. GEA)**

2,964 sq ft
(275.4 sq m)



SECURE LOCATION
24/7 ESTATE SECURITY





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 £30,750 and is described as “warehouse and premises”. All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC To follow.



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