

# FIRESTONE

LDN



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)

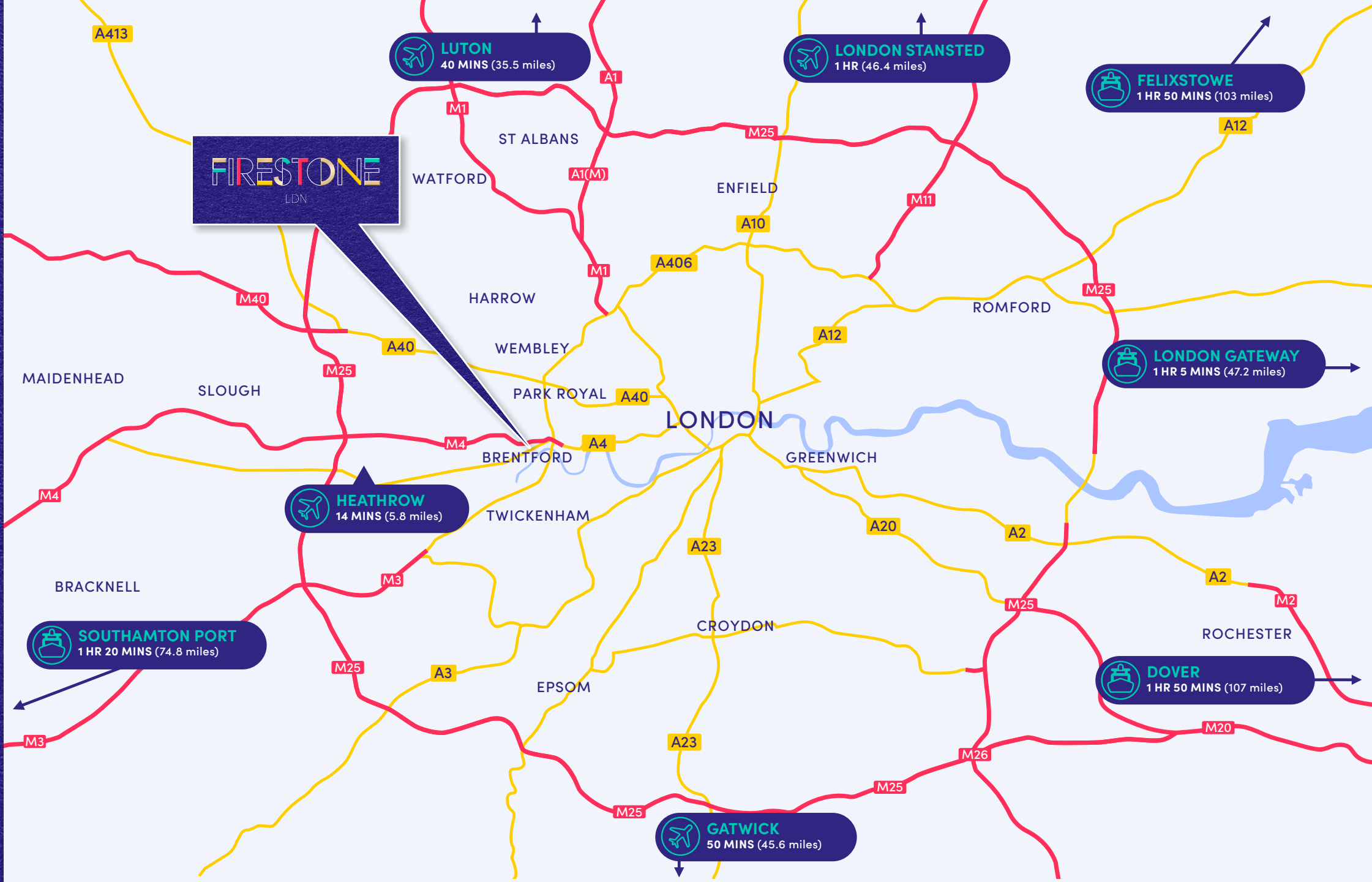
**M3**  
16 MINS  
(7.8 miles)

**M1**  
18 MINS  
(9.8 miles)

**M40**  
20 MINS  
(11.2 miles)

**M25**  
4 MINS  
(9.7 miles)

All times taken from  
Google Maps





**M4 J2**  
2.5 miles

**North Circular**  
1.8 miles



**Syon Lane Station**  
0.4 miles /  
10 min walk



**Heathrow Airport**  
5.8 miles

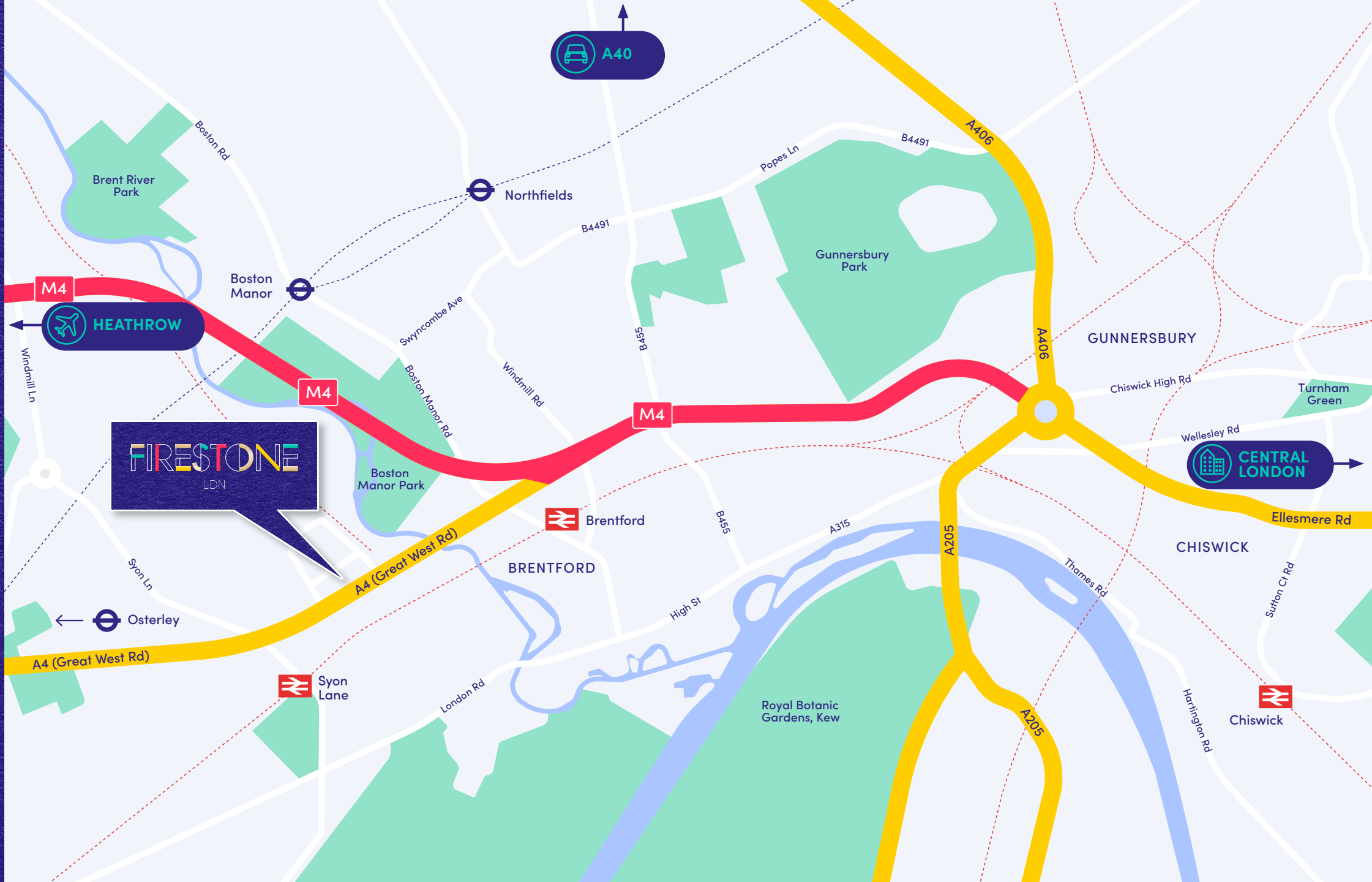


**Central London**  
9.2 miles



**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
<b>Total</b>	<b>89,703</b>	<b>8,333.7</b>

All areas are approximate GEA unless stated otherwise

## PLUS ROOM FOR EXPANSION...



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



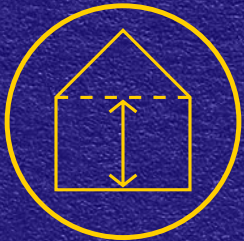
Additional  
office floor  
6,810 sq ft (632.7 sq m)



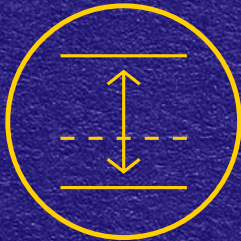
Potential total  
**101,734 sq ft**  
(9,451.4 sq m)

\* Approximate GIA

# SPECIFICATION



**15 metres**  
Clear-Height



**40 metres**  
Yard Depth



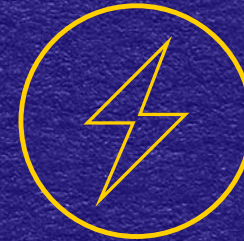
**75 k/N psm**  
Floor Loading



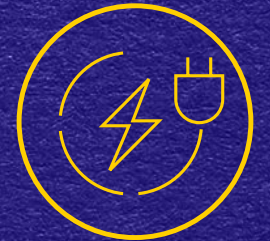
**6 Dock Level  
Loading Doors**  
+ 2 Euro Dock Level Loading



**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



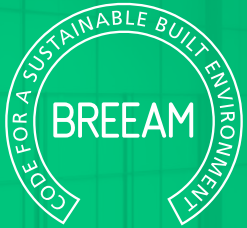
**Private Roof  
Terrace**



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



# ESG



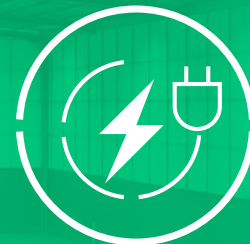
Minimum BREEAM  
'Excellent'



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



A DEVELOPMENT BY



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