

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

3

AMALGAMATED
DRIVE



TO BE REFURBISHED WAREHOUSE / TRADE COUNTER

AVAILABLE Q2 2023

TO LET 12,108 sq ft (1,125 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.

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



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

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



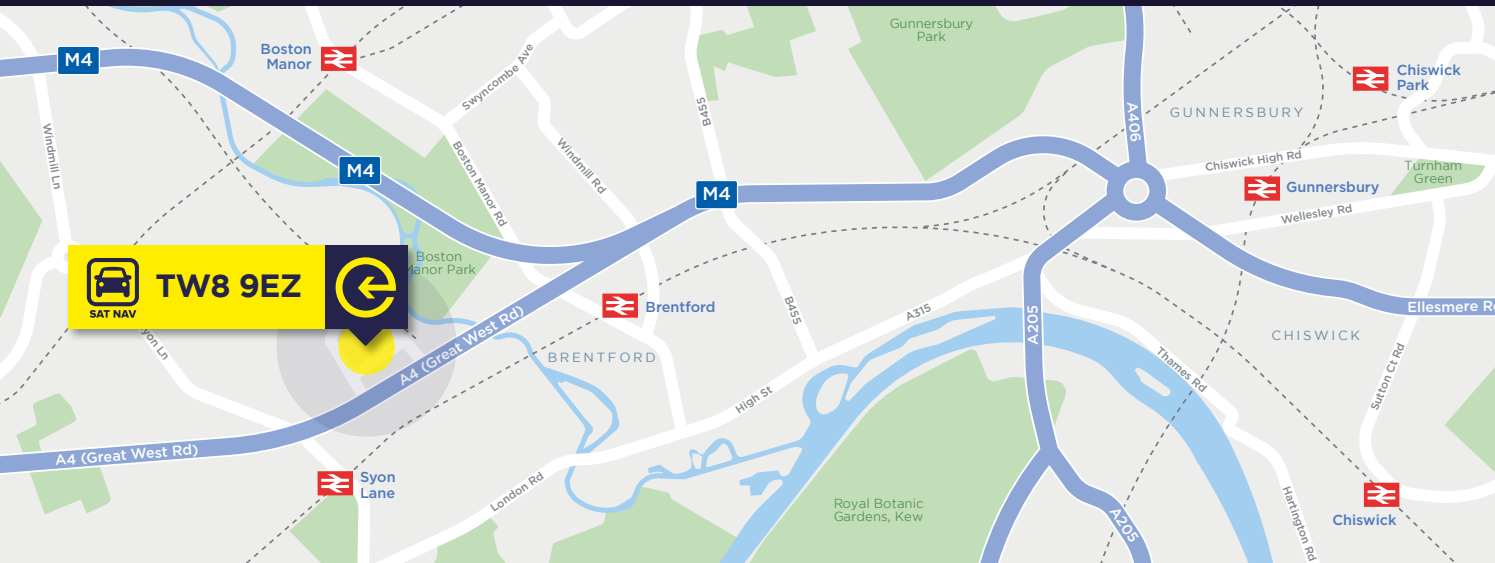
HIGH SPEED FIBRE NETWORK
UP TO 69 MB (Source: uSwitch)



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





Indicative image - Unit 3 Shield Drive office

LEASE

3 Amalgamated 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 £166,000 (2023) and is described as “warehouse and premises”. All interested parties should rely on their own enquiries with Hounslow Local Authority.

EPC To be assessed following refurbishment.



Indicative image - Unit 4 Amalgamated Drive warehouse



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