

BRIDGE POINT SOUTHALL
COLLETT WAY, UB2 4SE
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BRIDGE

BRIDGE POINT **SOUTHALL**

78,550 SQ FT (7,297.6 SQ M)

PRIME LAST-MILE URBAN
LOGISTICS UNIT

AVAILABLE TO OCCUPY




NET ZERO
CARBON



Central London

A4020

selco

TOOLSTATION

SCREWFIX

home bargains

Topps Tiles

GB Liners

tmb

Délicfrance

MATALAN



ESTABLISHED LAST MILE LOCATION

Bridge Point Southall is an ideally located detached and self-contained last mile urban distribution warehouse, totalling 78,550 sq ft.

Good access to the M25/J15 and M4/J3 with direct routes to West London and Heathrow.

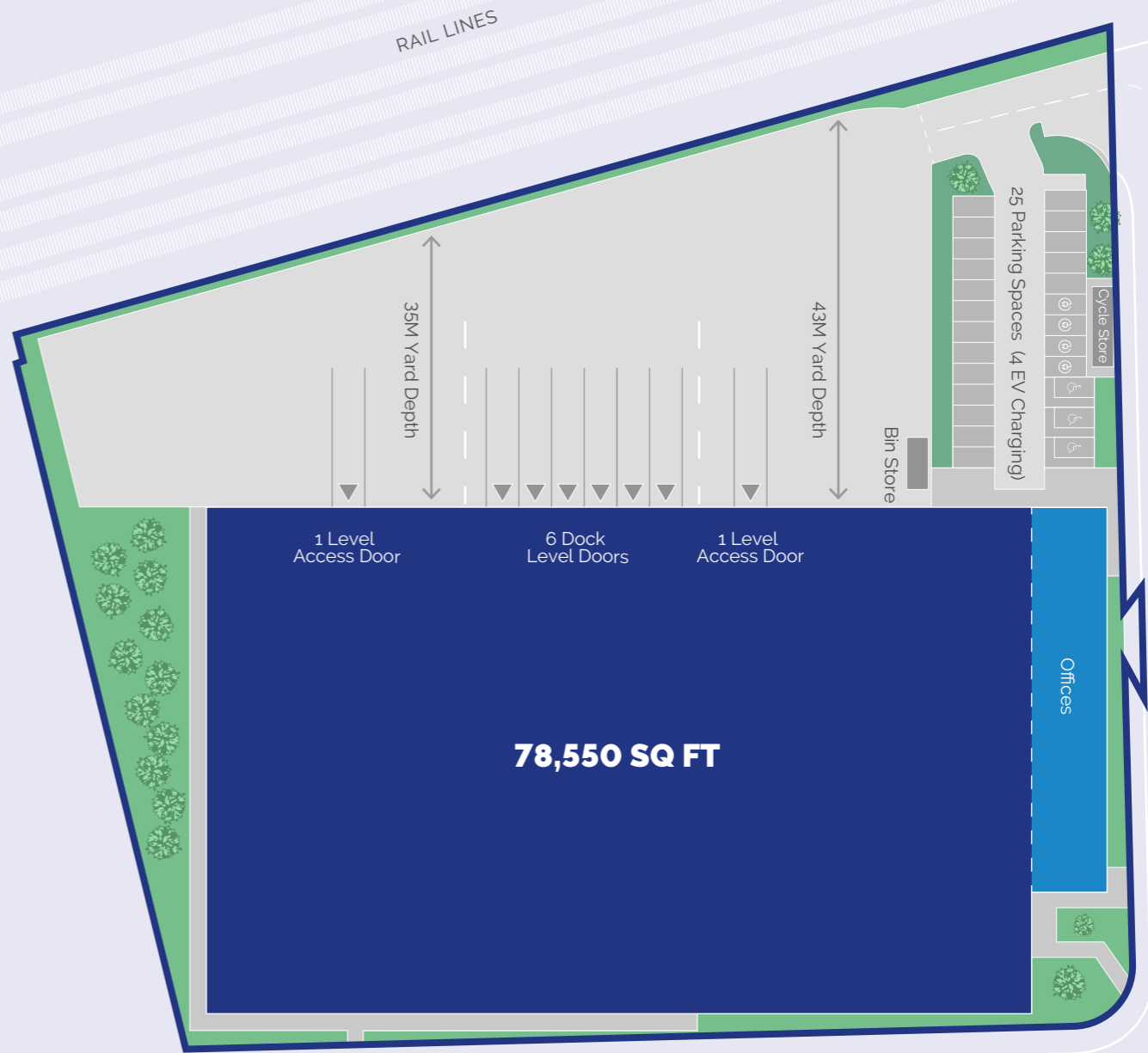
The immediate area is an established industrial location popular with last mile logistics, trade counters, manufacturers, aviation sector, food production and the film industry.

- 15M CLEAR INTERNAL HEIGHT
- 43M FULLY SECURE YARD
- ABILITY TO INSTALL FIBRE INTERNET
- TOTAL POWER 500 KVA
- FLOOR LOADING 50 KNV/M²
- LG7 LIGHTING
- 6 DOCK AND 2 LEVEL ACCESS DOOR

EXCEPTIONAL SPECIFICATION

Bridge Point Southall has been designed to incorporate best-in-class specification benefiting from the following

- COMFORT HEATING / COOLING
- KITCHENETTE
- 360° LORRY TURNING
- 24/7 365 UNRESTRICTED USE
- OFFICE - CAT-A FIT OUT
- PV PANELS
- 25 CAR PARKING SPACES
- CLASS EG(III), EG(III), B2 AND B8



Area	Sq Ft	Sq M
Warehouse	69,494	6,456.2
2 Storey Offices	9,056	841.4
Total GEA	78,550	7,297.6

BUILT FOR TOMORROW

Bridge Point Southall has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation, safeguarding against the requirements of tomorrow.



Active and Passive Electric Vehicle Charging Points



BREEAM Excellent



Operational Net Zero Carbon



Cycle Parking



PV Panels



Air Source Heat Pumps



EPC A+ Rating



Operational Cost Savings

Maximum PV Coverage
Producing 259.12 kW per annum*



Cost Savings
£1.46 per sq ft per annum*



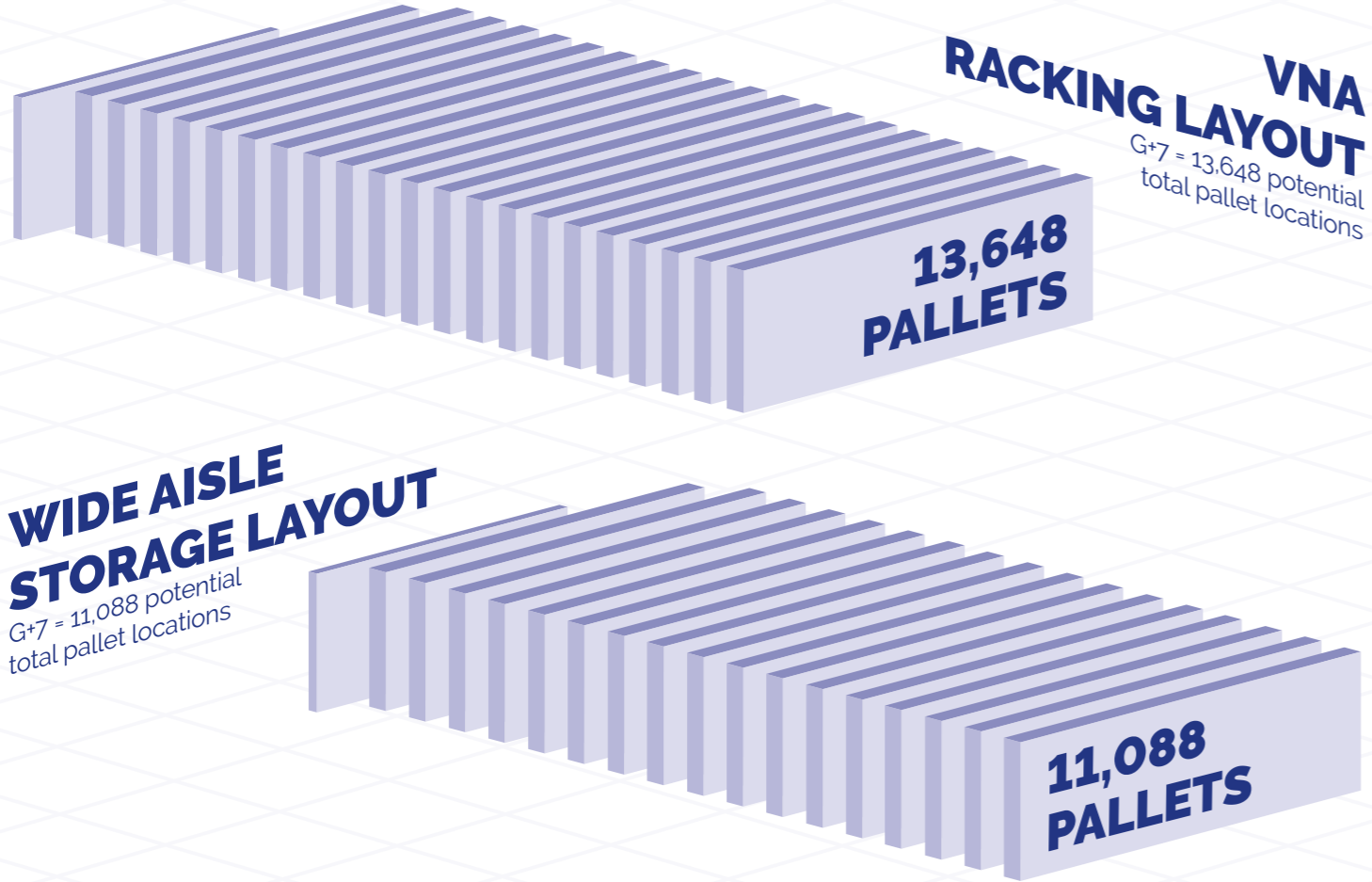
CO² Savings
58 ton saving per annum*



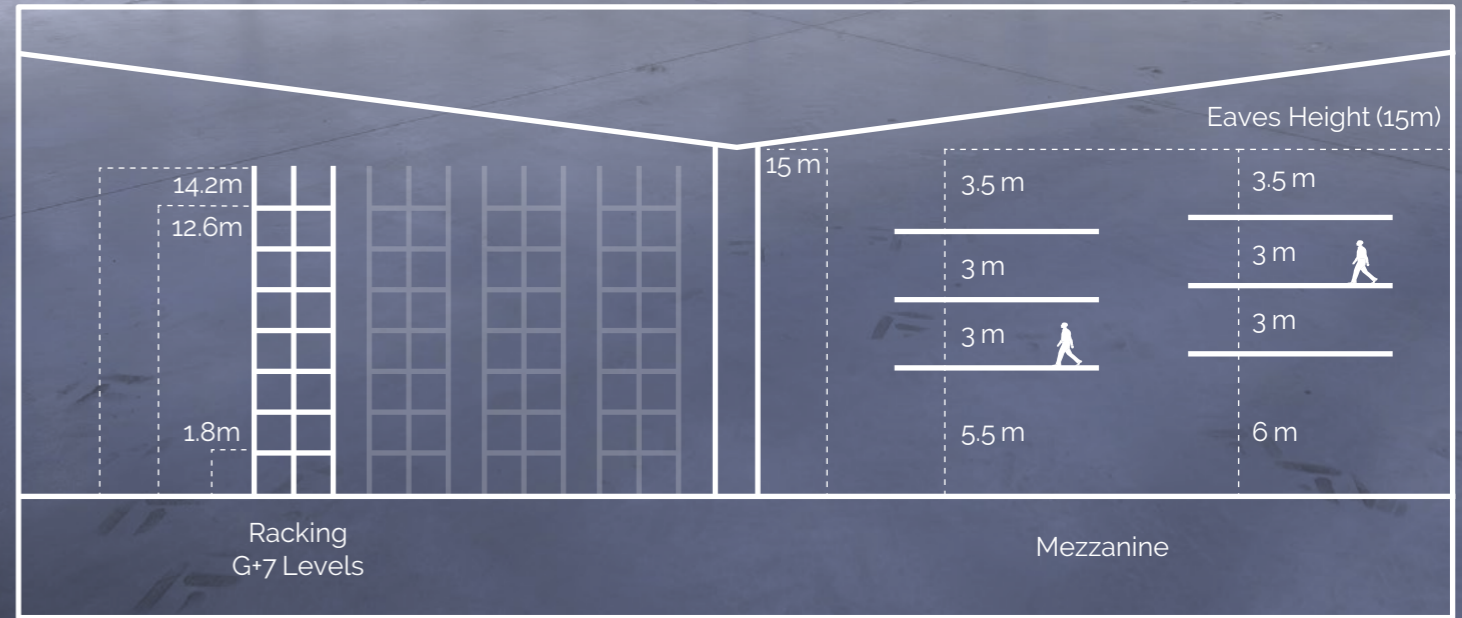
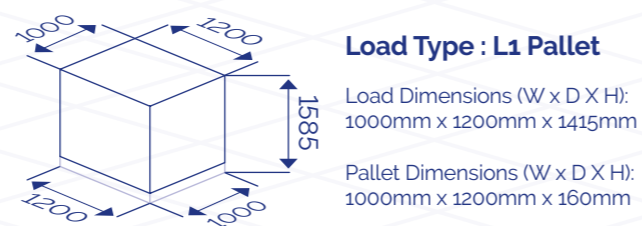
*Estimated figures - more information available on request

SMALL ON FOOTPRINT ...BIG ON VOLUME

With **enhanced clear internal height** we're able to offer **significantly greater** internal volume versus the competition.



ENHANCED VOLUME
25% more cubic capacity vs. 12m internal height
33% more cubic volume vs. 10m internal height



WORLD CLASS LOGISTICS NETWORK

Perfectly located in **Southall**, within ease of **access to central London, Heathrow** and the **wider motorway networks**. With more **advanced** and **sustainable credentials** than other logistic facilities within the area.



13,000,000+
people live within a 60
minute drive time.



5,947,174
People living within
a 15 mile radius.



£572.6

The average wage in Southall is
£194 lower than the London average.



8.6%

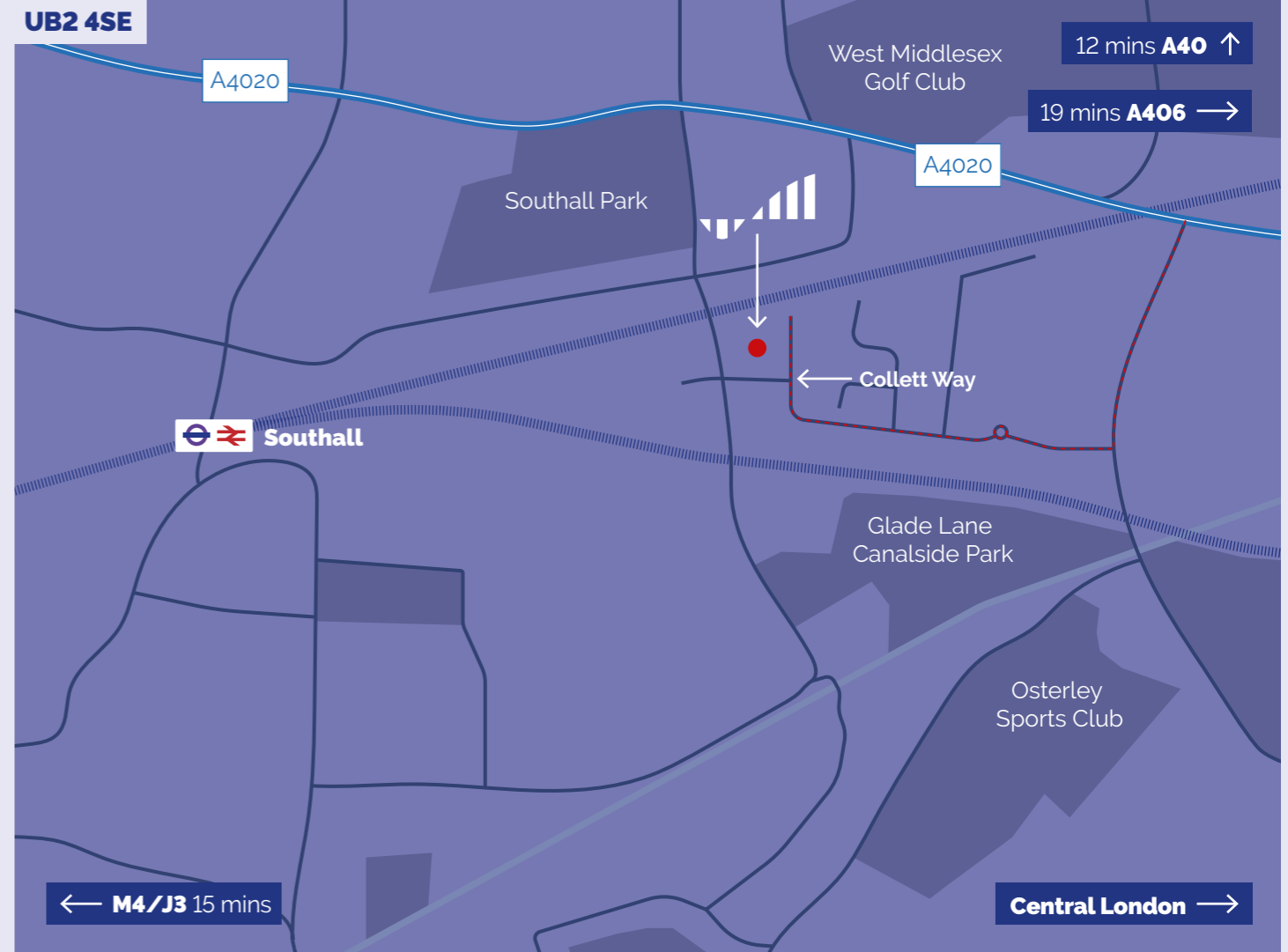
Of the local population are
employed in manufacturing.



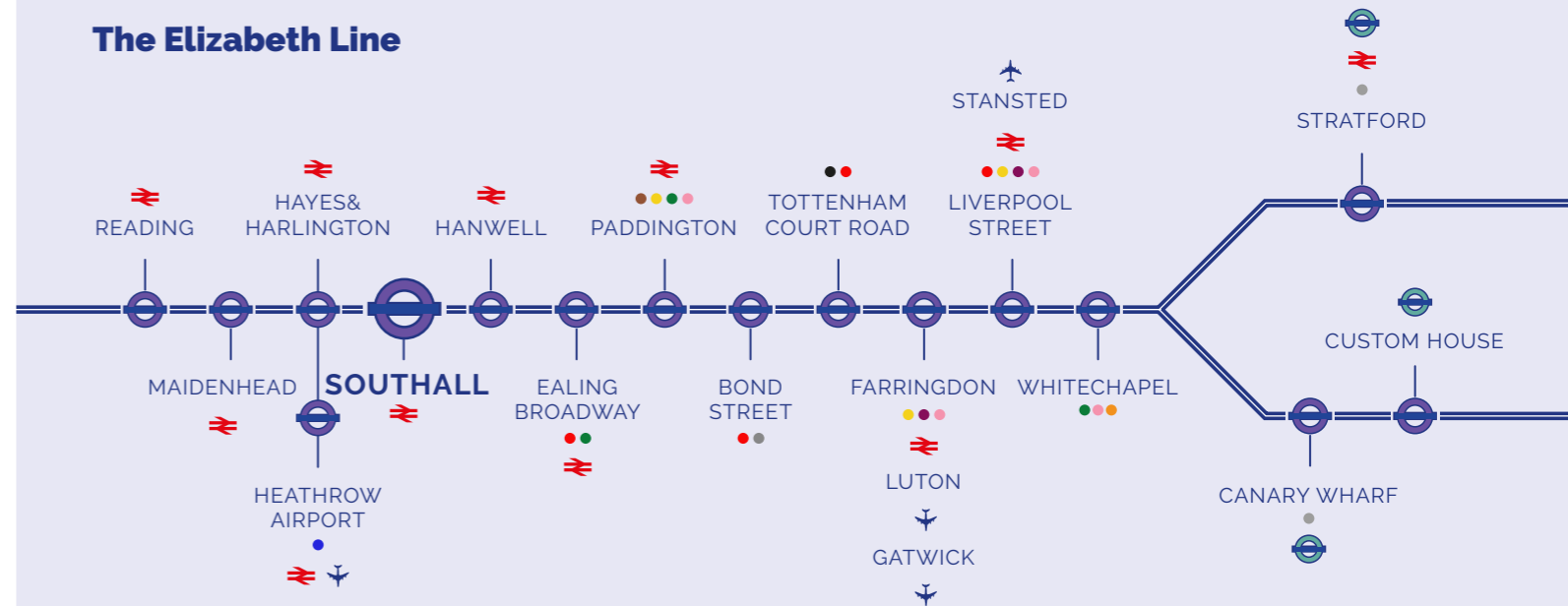
10,000+

people in the local area are employed
in the transport and storage sector.

SOURCE: nomisweb.co.uk, freemaptools.com

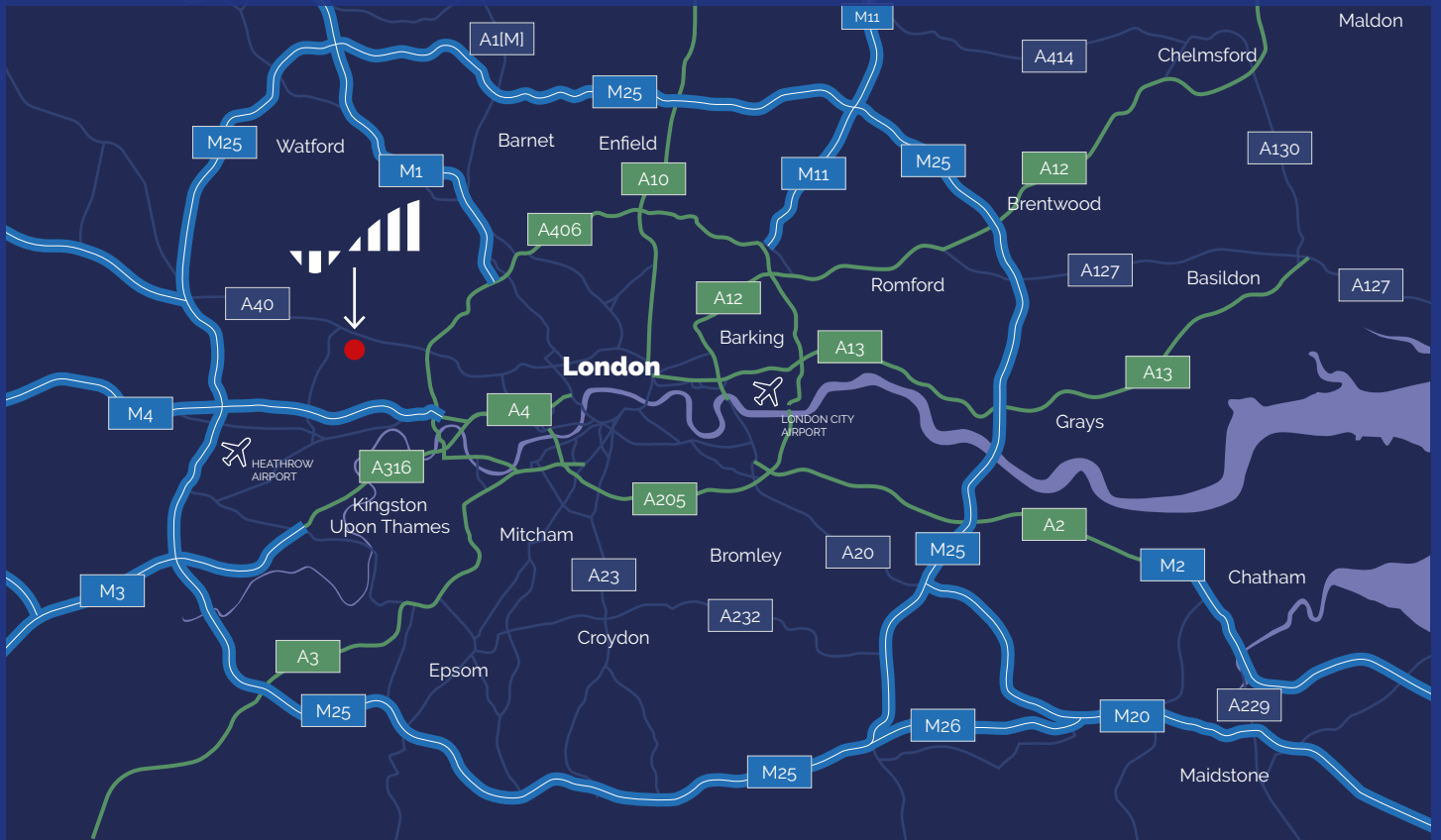


The Elizabeth Line



View on Google Maps

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 M4 J3 - 3.9 miles A40 - 4.3 miles M25 J15 - 8.0 miles M40 J1 - 9.7 miles

 Southall - 1.9 miles Ealing Broadway - 3.3 miles London Bridge - 14.9 miles

 Paddington - 24 mins Bond Street - 37 mins Liverpool Street - 46 mins

 DP World - 47.2 miles Southampton - 71.6 miles

 Heathrow - 5.0 miles London City - 21.1 miles

BRIDGE is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The Acquisition And Development Of Class A Industrial Properties.

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