

To Let

Unit 9 Great Western Industrial Park, Armstrong Way, Southall, UB2 4SD

11,021 sq ft (1,023.88 sq m) GIA

- To be Refurbished - Flexible Industrial Warehouse Space
- Secure Estate
- 24/7 unrestricted use



Location

Great Western Industrial Park lies to the east of Southall Town Centre and is accessed by Windmill Lane (A4127). Windmill Lane is accessed via Uxbridge Road (A4020), which provides a direct link to the Hayes Bypass (A312) to the west and Shepherds Bush to the east. The park can be accessed from the A40 via the Greenford Road (A4127) from the north and Junction 3 of the M4 motorway to the north west via Uxbridge Road (A4020) and the Hayes Bypass (A312).

Accommodation

Description	Sq ft	
Warehouse	8,905	
Ground Floor Offices	1,058	
First Floor Offices	1,058	
	11,047	

Gross Internal Area

Amenities

- Steel portal frame construction
- 6.06m clear height rising to 8.17m at the apex
- 2 up and over loading doors
- Recessed covered loading
- Fitted ground and first floor offices
- Male and female WCs

Distances

- Central London - 12.2 miles
- Heathrow (Cargo Terminal) - 8.0 miles
- Heathrow (Terminals 1, 2 & 3) - 7.8 miles
- M4 Junction 3 - 4.7 miles
- A40 via A4127 - 2.8 miles

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Viewing

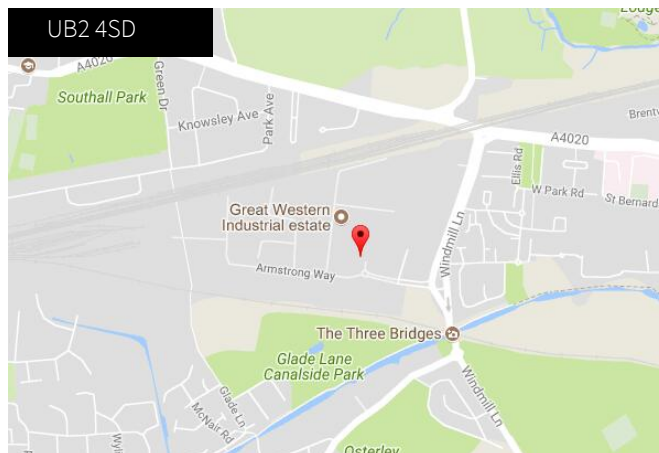
Strictly via the joint sole agents.

EPC

Available upon request.

Rent

Quoting Rent £12.50 per sq ft



Contacts

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