

# UNIT 9, GREAT WEST INDUSTRIAL PARK, ARMSTRONG WAY, SOUTHALL, UB2 4SD



UNDER REFURBISHMENT MODERN INDUSTRIAL WAREHOUSE / TRADE UNIT

11,407 SQ FT (1,059.7 SQ M)

ESTABLISHED TRADE/FOOD OCCUPIER LOCATION



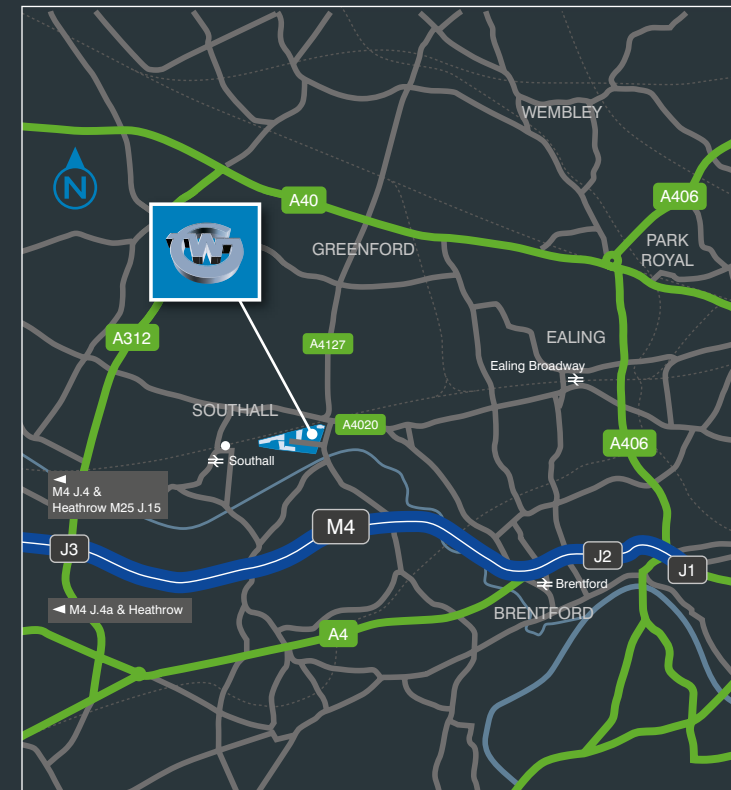
OCCUPIERS INCLUDE



TOP BRANDS - BOTTOM PRICES



INDICATIVE IMAGE



## LOCATION

The Great Western Industrial Park lies to the east of Southall Town Centre and to the West of Ealing 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 south west via Uxbridge Road (A4020) and the Hayes Bypass (A312).

## DISTANCES

A40 via A4127	2.8 miles
M4 J3	4.7 miles
Heathrow (T1, 2, and 3)	7.8 miles
Heathrow (Cargo Terminal)	8.0 miles
Central London	12.2 miles

Source: Google Maps

## BENEFITS

- Good access to the A40 via Greenford Road and the M4 J3 via Hayes Bypass
- 24 hour access and use
- Access to skilled local workforce
- Controlled barrier access to the estate with 24 hour manned security and CCTV
- A secure, well-managed estate

## ACCOMODATION

The unit comprises of the following:

Area	sq ft	sq m
Warehouse	9,300	864.0
Ground floor office	1,054	97.9
First floor office	1,053	97.8
<b>Total (approx. GIA)</b>	<b>11,407</b>	<b>1059.7</b>

## FEATURES

Salient specification details as follows:

- Steel Portal frame construction
- 6.0m clear internal height
- Recessed covered loading bay
- Up and over loading door
- Fitted ground and first floor offices
- 3 phase power

## EPC

D / 96 – available on request.

## TERMS

The property is available by way of a new FRI lease on terms to be agreed.

## VEIWINGS

For further information or to arrange an inspection please contact the agents:

# DTRE

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