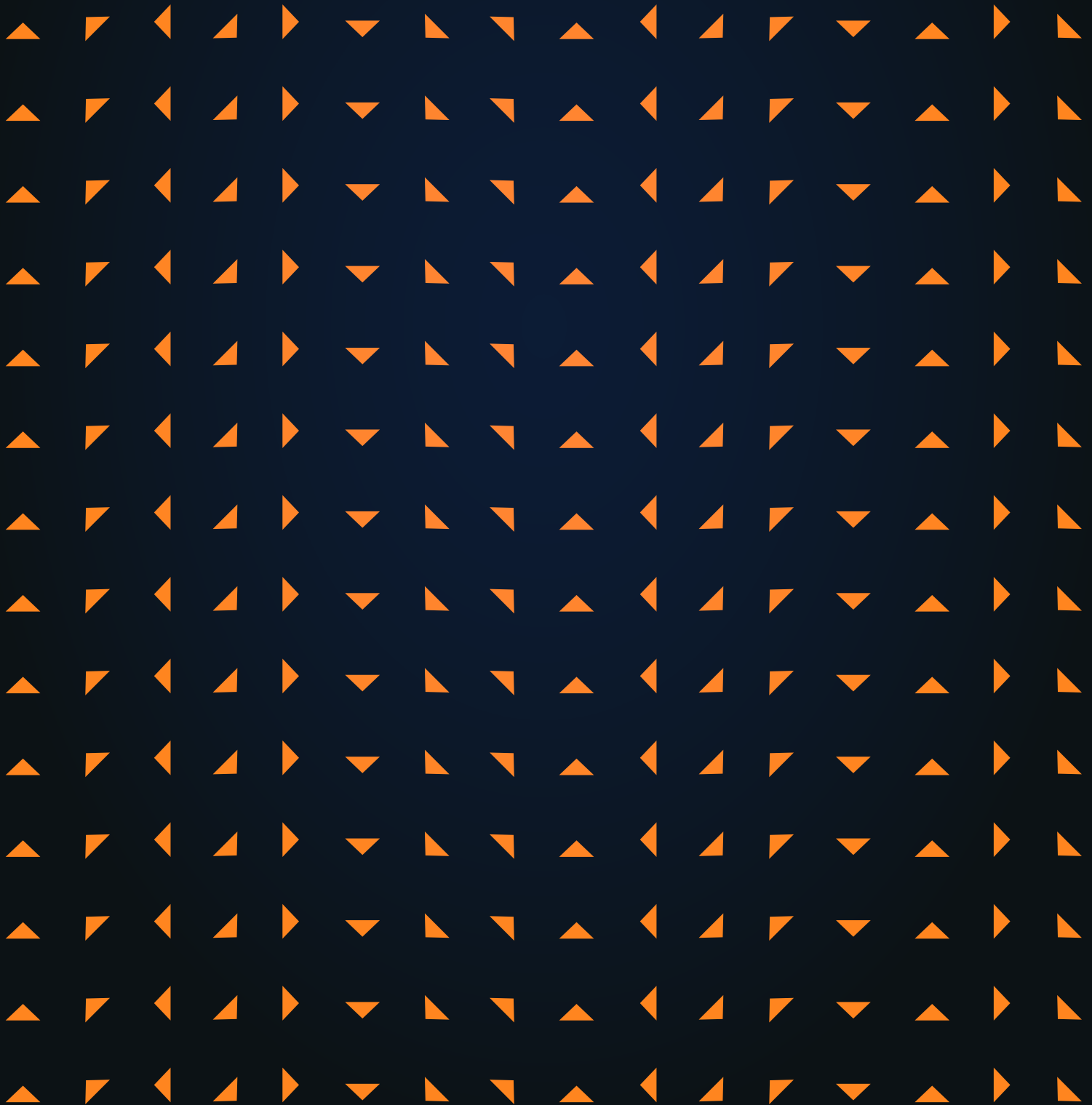


TO LET — 5,468 to 57,716 sq ft
5 best-in-class last-mile logistics units
Ready for Occupation 2027

Dean Way, Great Western,
Industrial Estate, Southall UB2 4SB

w3w/// sand.purple.panel





The signal for smarter space

Signal Southall is a modern, multi-unit industrial scheme designed for ambitious urban operators seeking flexibility, efficiency and exceptional West London connectivity. Set within a secure, self-contained estate, the development delivers high-quality workspace with optimised yard areas, sustainable travel amenities and a clean, contemporary environment enhanced by new landscaping throughout.

With strong transport links and future-ready infrastructure including extensive EV and cycle provision, Signal Southall offers the ideal platform for logistics, production and innovation-driven businesses to thrive.

Signal Southall

Noon Products

Johnsons London Linen

Selco Builders Warehouse

UK Mission Enterprise

Home Bargains

Matalan

GB Liners Removals

The Caterers' Linen Supply

JJ Roofing Supplies

Halfords Mobile Expert

FP Herting & Son



Strength & Scale That Signal Performance

Signal Southall has been designed to deliver operational excellence and long-term value. Every detail from power capacity to yard depth has been considered to meet the demands of modern logistics, light industrial, and production occupiers. The result is a flexible, energy-efficient, and future-ready unit that enables businesses to perform at their peak.

- Level Access Loading Doors
- 3 Phase Power Supply
- 8.5M - 10.5M Clear Height
- Ample Yard Depths/Circulation
- Ample Car Parking Spaces
- First Floor Offices
- EV Charging Points
- 50 kN/m² floor loading



Unit	Ground Floor (Sq M)	First Floor (Sq M)	Total (sq m sq ft)		Car Parking Spaces	Cycle Parking
1	1,934	361	2,295	24,703	17	12
2	820	223	1,043	11,227	12	6
3	688	188	876	9,429	8	6
4	398	110	508	5,468	5	4
5	505	135	640	6,889	4	4
TOTAL (GEA)	4,345	1,017	5,362	57,716	46	32

Signal

Clean space.
Clear advantage.

Signal Southall is committed to achieving the highest environmental standards, setting a new benchmark for sustainable industrial development in London. Every element has been designed to reduce operational carbon and energy consumption, creating a future-proof space that supports occupiers' ESG goals and enhances long-term efficiency.

With its ESG-led design, flexible lease terms and Grade A specification, Signal Southall stands ready to support the next generation of industrial occupiers from e-commerce to advanced manufacturing and film-studio logistics.



Target BREEAM
'Excellent' Rating



Targeting EPC
A+ Rating



Photovoltaic
Solar Panels



100%
LED lighting



EV Charging
Points



Secure Cycle
Parking



Road	Miles	Minutes
M4 Junction 3	3.9	8
M25 Junction 15	8.0	15
A40	4.3	10
Central London	10.0	25
Slough	11.5	20

Rail	Miles	Minutes
Southall (Elizabeth Line)	1.0	3
Ealing Broadway	3.3	5
London Paddington	-	15
Canary Wharf	-	31

Air	Miles	Minutes
Heathrow	5.0	12
London City	21.0	45
Luton	36.0	55
Gatwick	45.0	65

Send the Right Signal to West London

Signal Southall is perfectly positioned at the centre of London’s last-mile logistics network providing direct access to local, regional, and international destinations. Located within the Great Western Industrial Park, the site connects seamlessly to the M4, A40, and M25, placing Heathrow Airport, Central London, and the wider South East all within easy reach.

With the Elizabeth Line at Southall Station less than a ten-minute journey away, occupiers benefit from rapid links to Heathrow, Paddington, and Canary Wharf, as well as access to a large, skilled workforce. This level of connectivity makes Signal Southall an ideal base for last-mile logistics, production, and distribution, giving occupiers the ability to reach over 5 million people within a 15-mile radius efficiently, sustainably, and at speed.

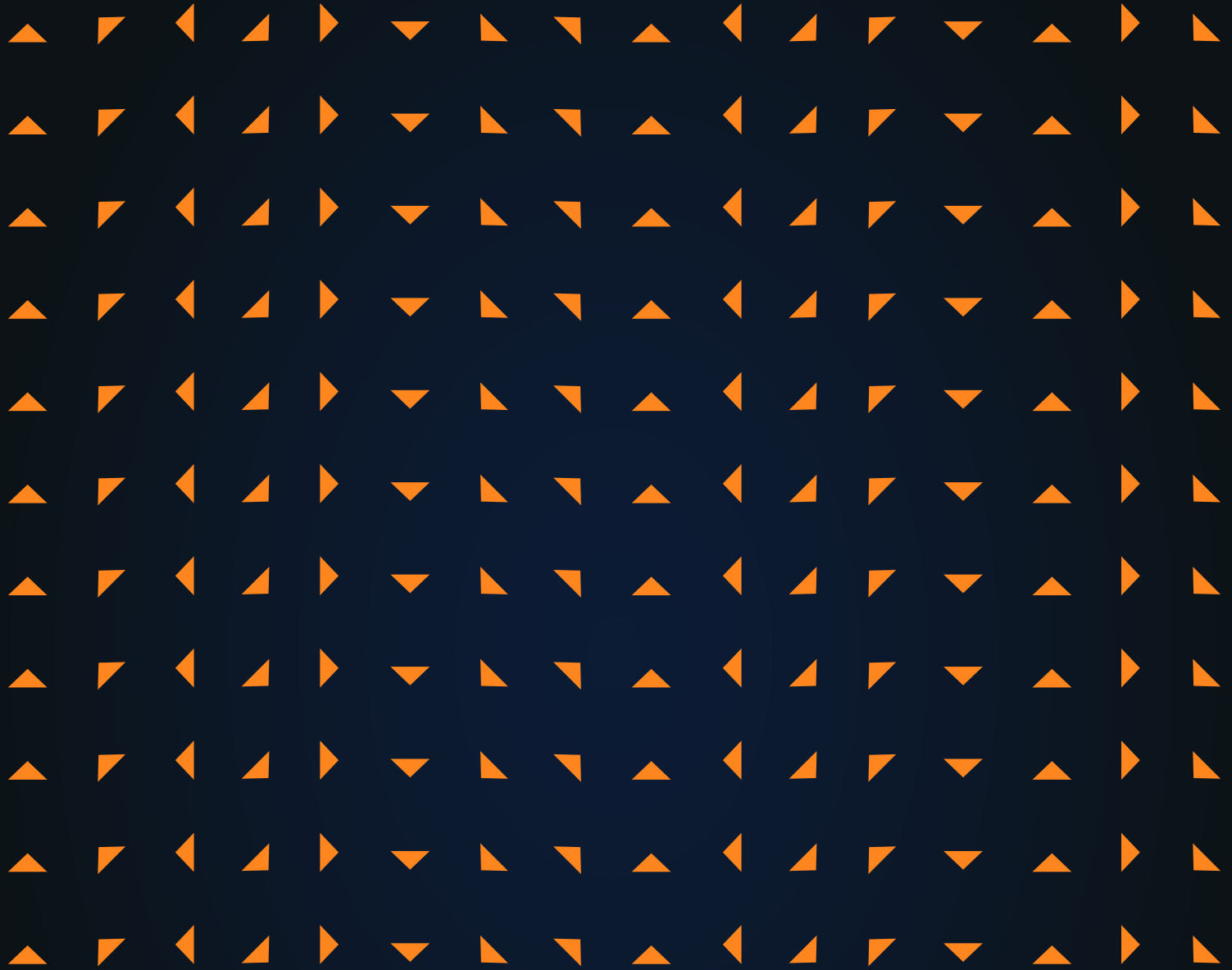
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Signal Southall

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