

BRIDGE POINT SOUTHALL
COLLETT WAY, UB2 4SE
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BRIDGE POINT **SOUTHALL**

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

PRIME LAST-MILE URBAN
LOGISTICS UNIT

AVAILABLE TO OCCUPY





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

COMFORT HEATING
/ COOLING

EXCEPTIONAL
SPECIFICATION

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

KITCHENETTE

24/7 365
UNRESTRICTED USE

OFFICE -
CAT-A FIT OUT

PV
PANELS

25 CAR
PARKING SPACES

CLASS EG(III),
EG(III), B2 AND B8

The diagram is a site plan for Bridge Point Southall. It shows a large warehouse area (78,550 SQ FT) with 6 dock level doors and 1 level access door. To the right of the warehouse is a 2-storey office building. The plan also shows 25 parking spaces, 14 EV charging spaces, a cycle store, a bin store, and a kitchenette. The site is bordered by rail lines to the north and Collett Way to the east. Dimensions of 35M and 43M yard depth are indicated.

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

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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*



=

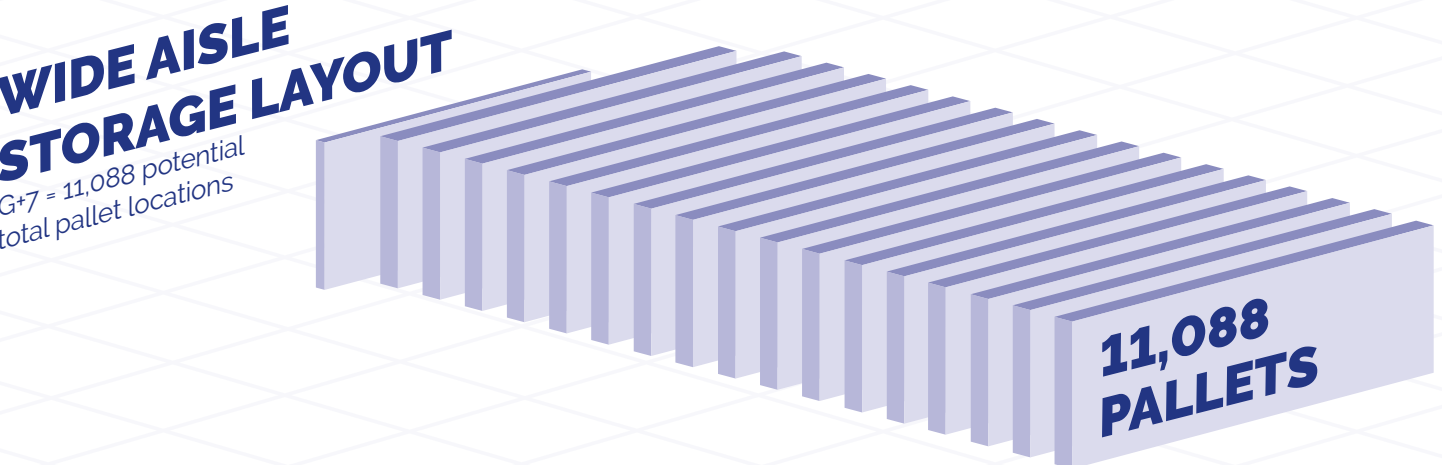
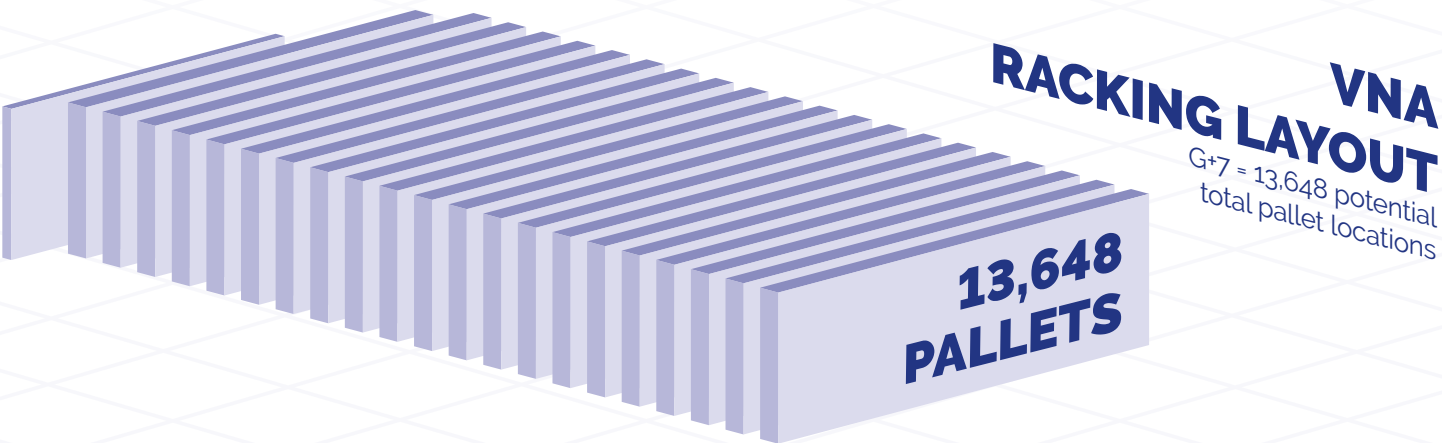
CO² Savings
58 ton saving per annum*




*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.

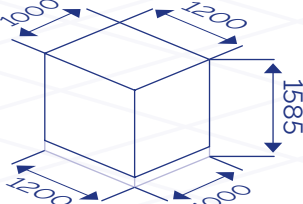




ENHANCED VOLUME

25% more cubic capacity vs. 12m internal height

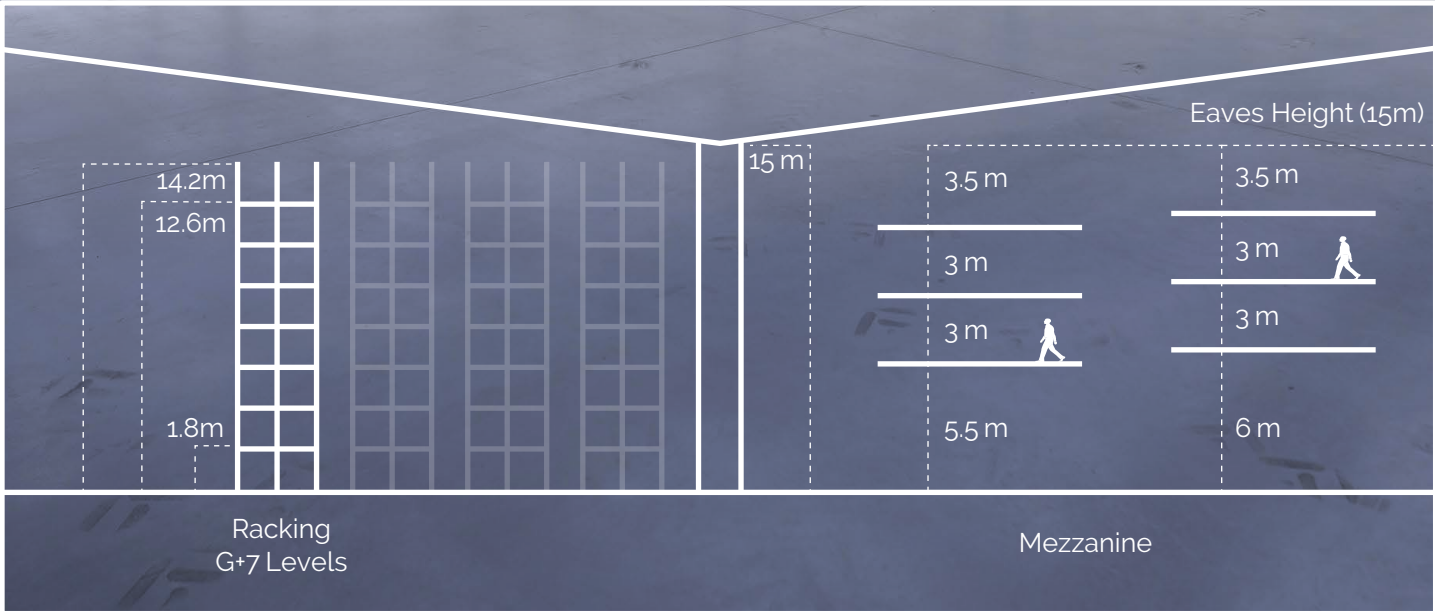
33% more cubic volume vs. 10m internal height



Load Type : L1 Pallet

Load Dimensions (W x D X H):
1000mm x 1200mm x 1415mm

Pallet Dimensions (W x D X H):
1000mm x 1200mm x 160mm



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.

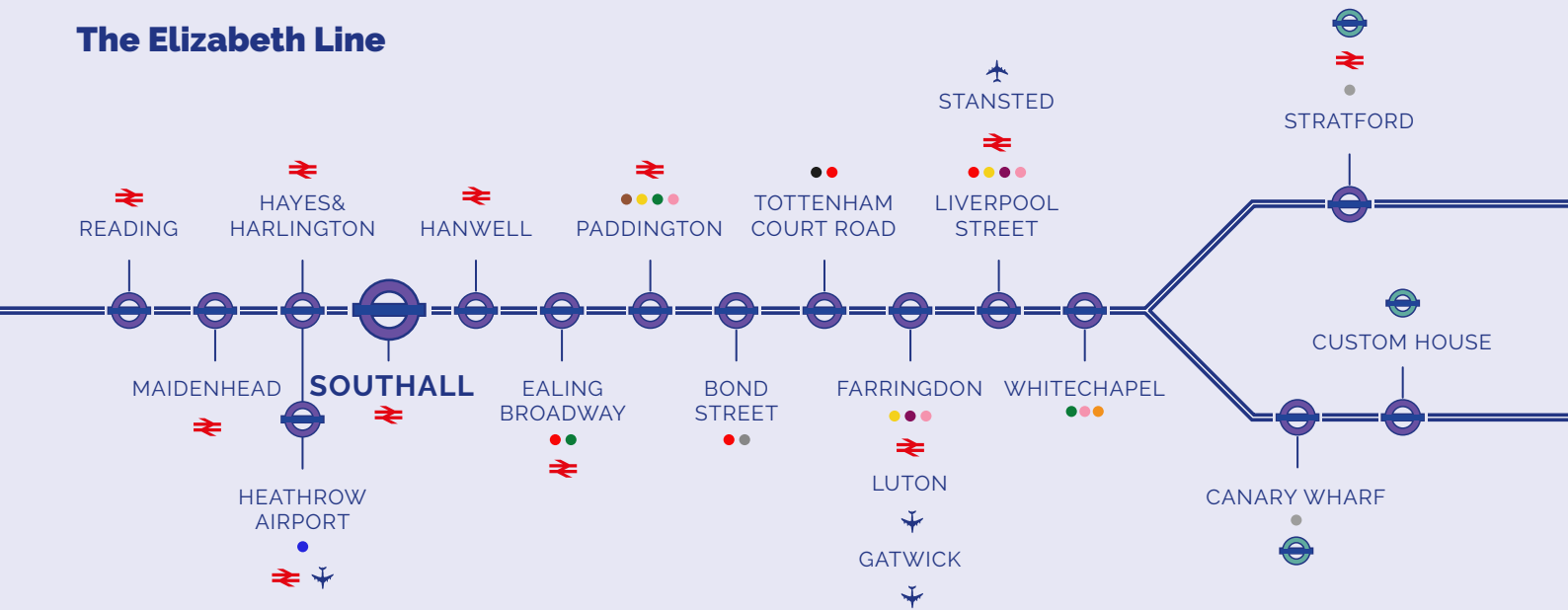
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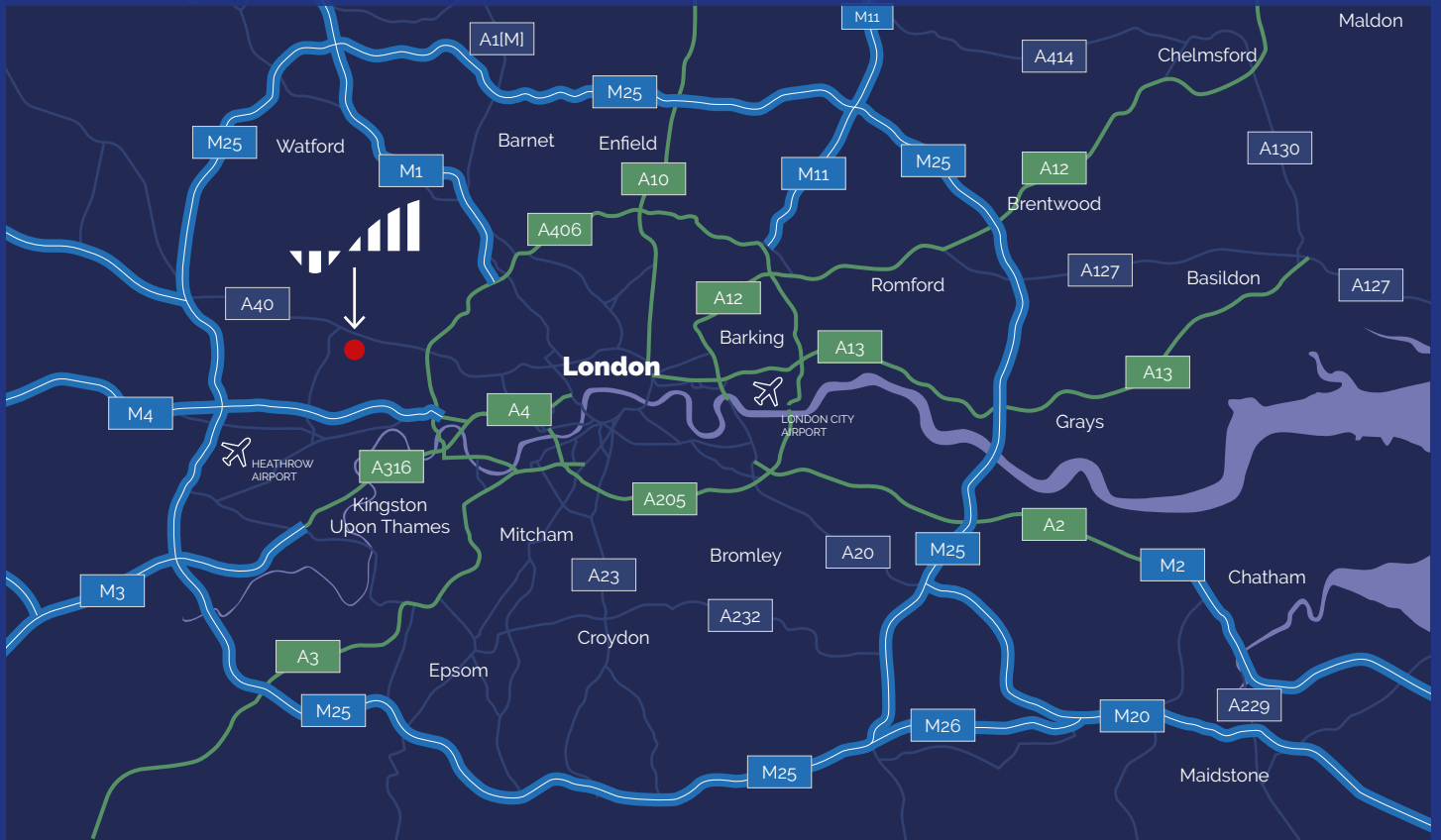


The Elizabeth Line



 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.

BRIDGEINDUSTRIAL.COM



Sarah Downes
sarah.downes@eu.jll.com
07856 003 033

James Miller
james.miller@jll.com
07702 975 222

COGENT

Gerry Connolly
gc@coagentre.co.uk
07557 114 583

Will Norman
wn@coagentre.co.uk
07796 774 436

Marco Baio
mb@coagentre.co.uk
07752 473 964

