REIMAGINED **URBAN** WAREHOUSING

Warehouse / Trade Counter units available now following extensive refurbishment works.

4,802 - 44,799 sq ft

Available now

145-147 Boston Road, Hanwell, London, W7 3SA



Bloom Ealing

Bloom Ealing

A multi-let industrial estate comprising of four fully refurbished units. **Units can be let individually or combined on request.**

This site offers the perfect opportunity for companies seeking to establish themselves within West London's thriving industrial and logistics market. Its strategic location provides easy access to the A40, connecting you directly to Central London and the M4.

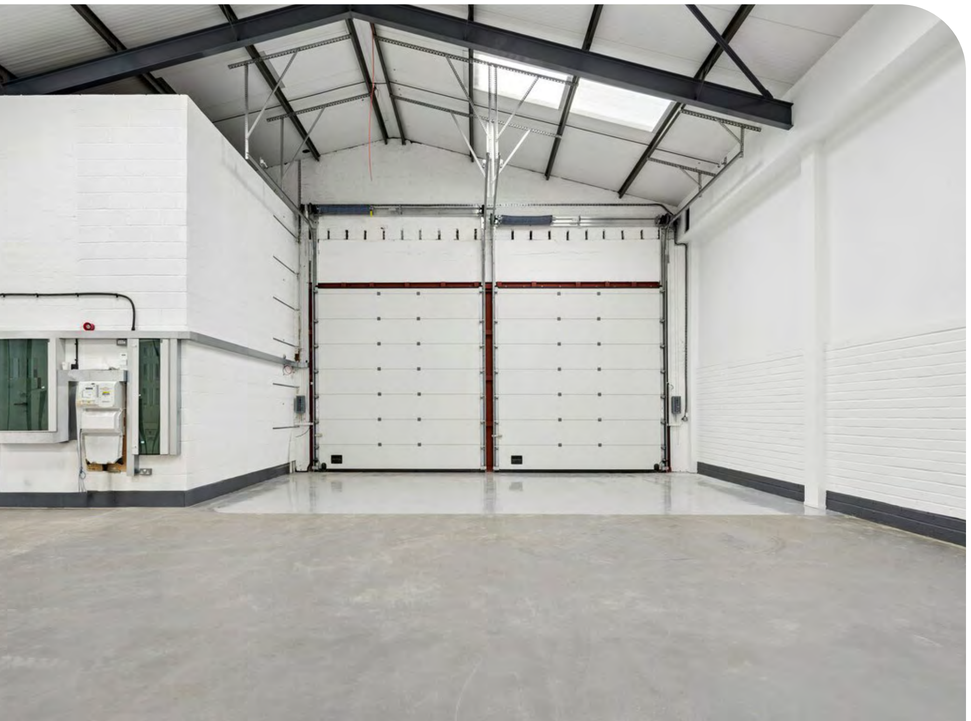
This well connected development is just a short walk away from Hanwell and Boston Manor stations, and with Heathrow Airport just a 24 minute drive away, this space offers a significant advantage for businesses with national or international operations.













A workplace to be proud of

Like all Bloom estates, Bloom Ealing is designed to help your operation run as seamlessly and sustainably as possible, all while creating a working environment employees can thrive in.

With 3-phase power up to 407 kVA, electric vehicle chargers, and roof lights for enhanced natural lighting, Bloom Ealing is the ideal space to help your business grow - all just a stone's throw from central London.

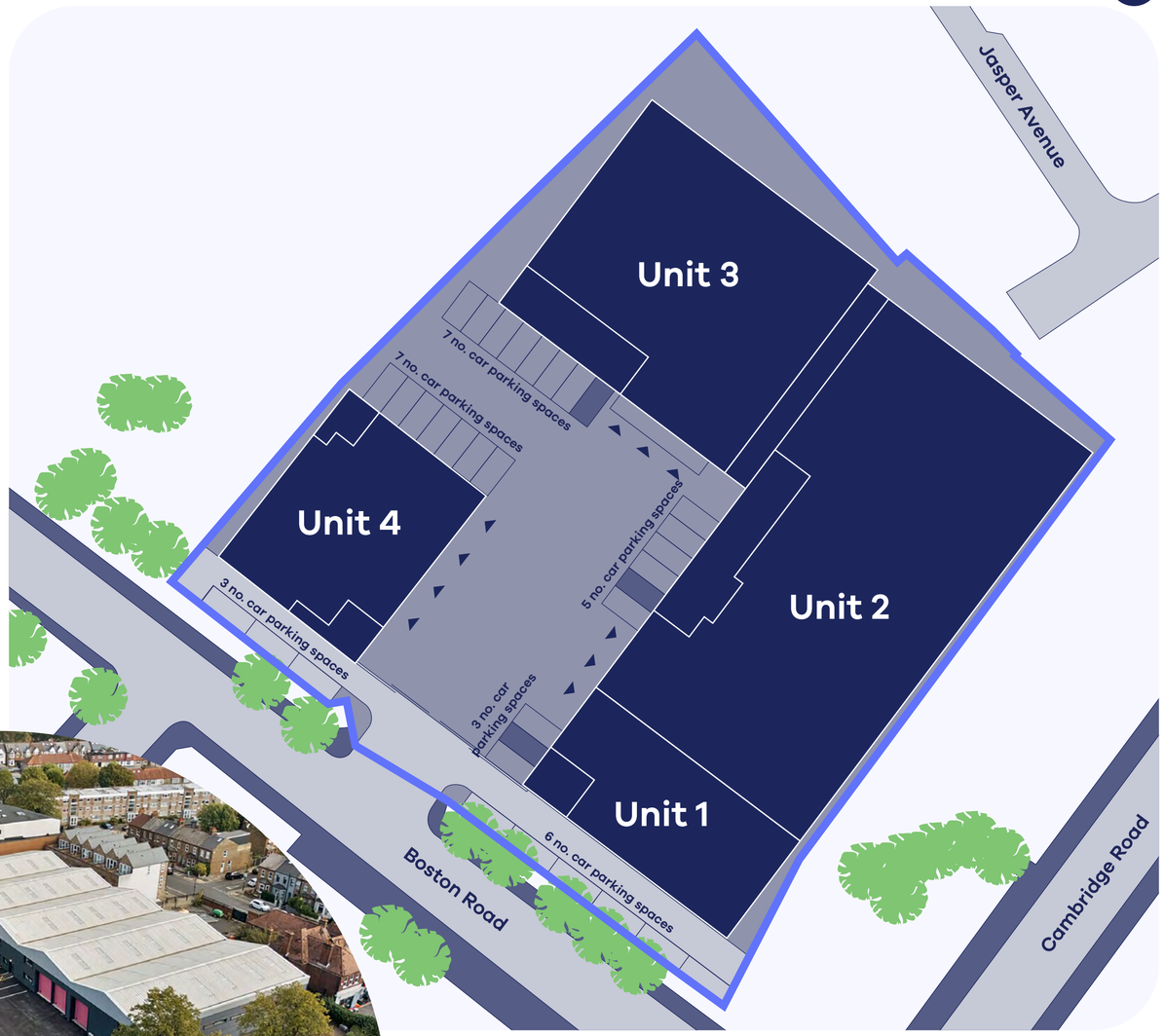
Pricing is available on application.

Unit	Ground Floor Warehouse (sq ft)	First Floor Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1	4,206	-	596	**4,802**
Unit 2	16,175	-	1,442	**17,617**
Unit 3	10,454	-	2,051	**12,505**
Unit 4	4,901	4,974		**9,875**
Total				**44,799**

Units 1, 2, 3 can be combined to create a larger space if required.

(Measurements are indicative and calculated approximately on a Gross External basis).



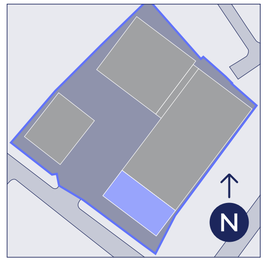


Unit 1

- Use class: E(g)(iii), B2 & B8 available
- EPC A targeted
- 1 level access loading door
- Minimum of 2 car parking spaces*
- c.5.8m clear internal eaves height
- EV chargers
- LED lighting
- Roof lights for enhanced natural lighting
- 3-phase power 69 kVA
- Newly resurfaced tarmac

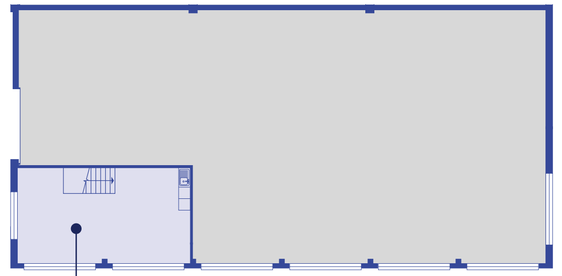
*Additional parking bays outside of the estate are available upon request.







Ground Floor



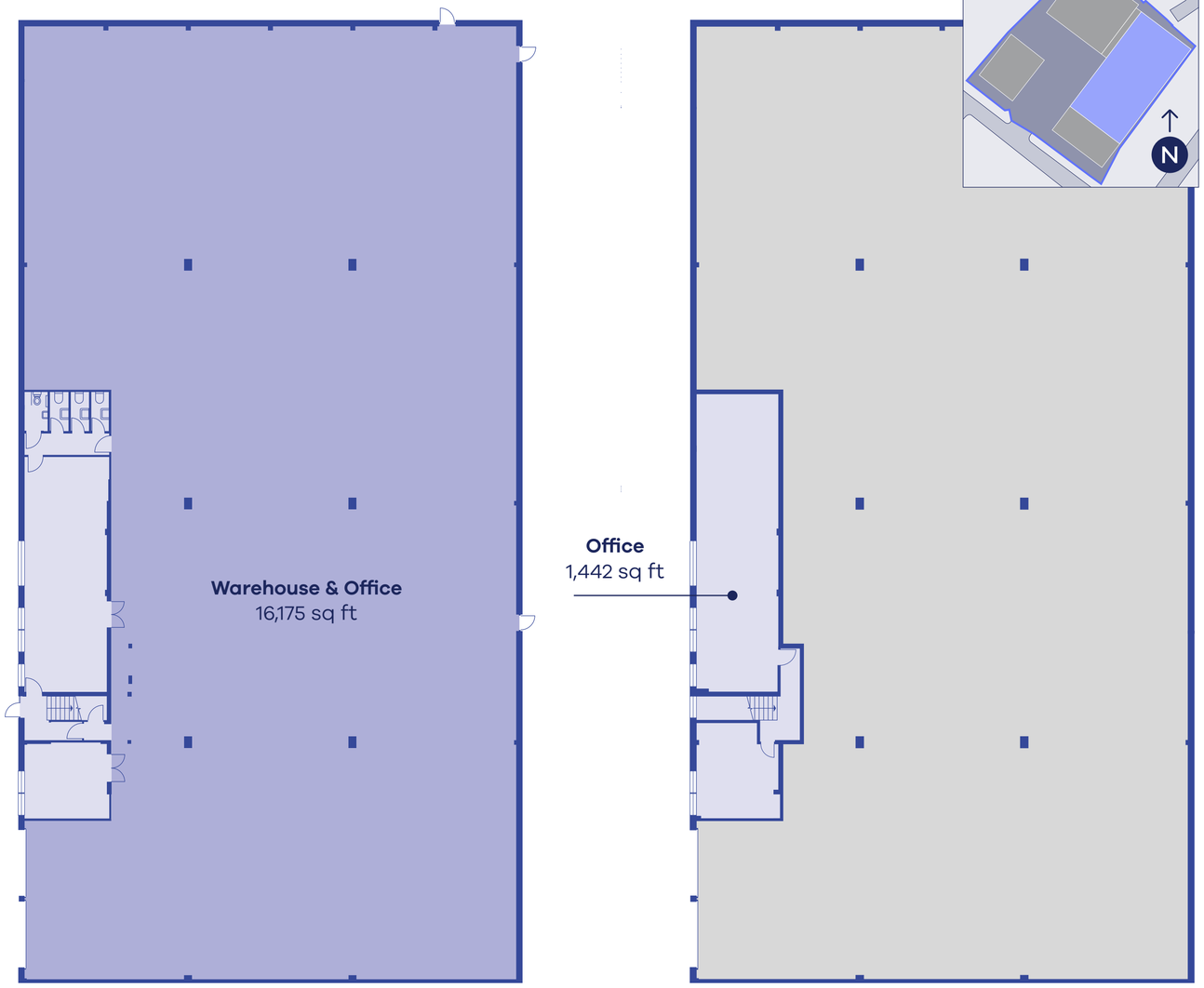
First Floor

Unit 2

- Use class: E(g)(iii), B2 & B8 available
- EPC A targeted
- 2 level access loading doors
- Minimum of 5 car parking spaces*
- c.5.8m clear internal eaves height
- EV chargers
- LED lighting
- Roof lights for enhanced natural lighting
- 3-phase power 85 kVA
- Newly resurfaced tarmac

*Additional parking bays outside of the estate are available upon request.





Ground Floor

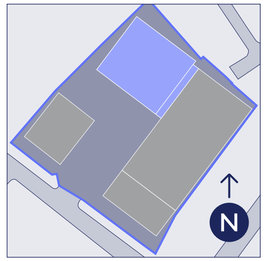
First Floor

Unit 3

- Use class: E(g)(iii), B2 & B8 available
- EPC A targeted
- 3 level access loading doors
- Minimum of 7 car parking spaces*
- c.5.8m clear internal eaves height
- EV chargers
- LED lighting
- Roof lights for enhanced natural lighting
- 3-phase power 180 kVA
- Newly resurfaced tarmac

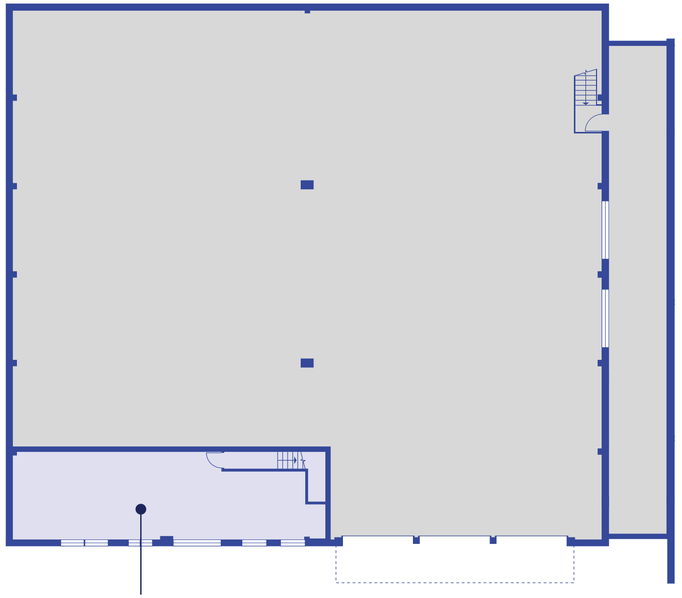
*Additional parking bays outside of the estate are available upon request.







Ground Floor



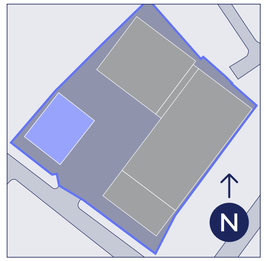
First Floor

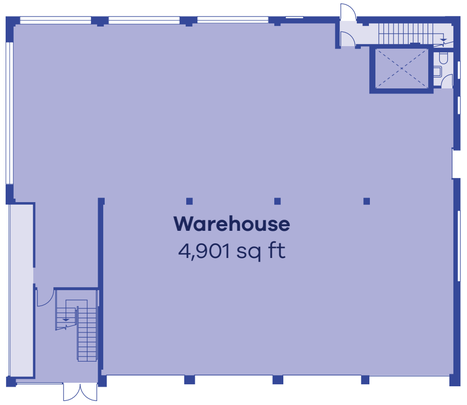
Unit 4

- Use class: E(g)(iii), B2 & B8 available
- EPC A targeted
- 4 level access loading doors
- Minimum of 6 car parking spaces*
- c.5.8m clear internal eaves height
- EV chargers
- LED lighting
- Newly resurfaced tarmac
- 3-phase power 69 kVA

*Additional parking bays outside of the estate are available upon request.







Ground Floor



First Floor



UNITS 1-4
44,799 sq ft total

Hanwell (Elizabeth Line)
6 mins

Heathrow Airport
24 mins

Boston Manor (Piccadilly Line)
3 mins

Computer generated image - indicative only

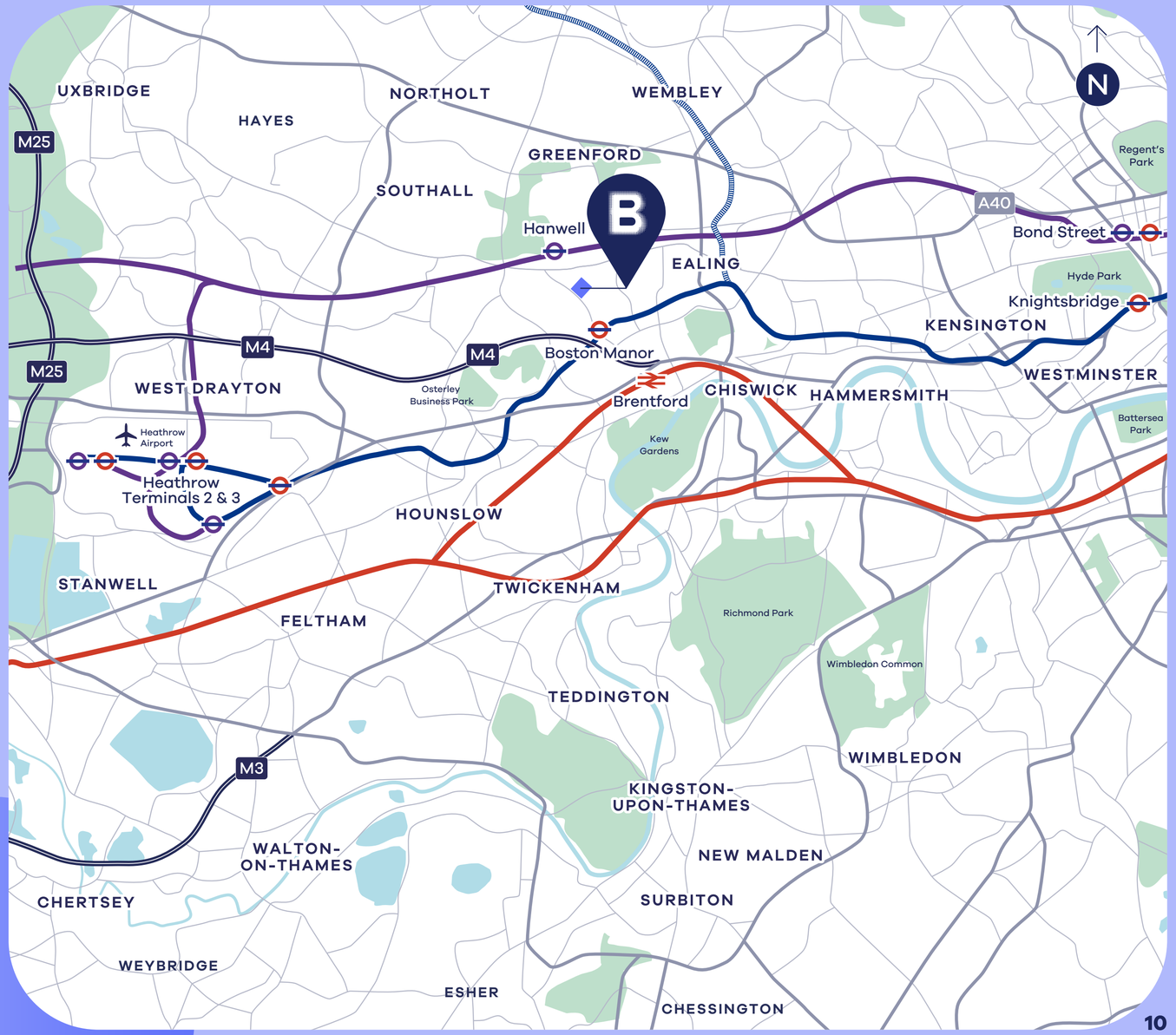
Get where you need to be

Bloom Ealing is strategically placed to provide rapid transport links to Heathrow Airport and Central London. The A4 and A4020 are just moments away via Boston Road.

Hanwell station is just a short walk away and offers train and bus services into the city centre (Elizabeth line). The site is a 7-minute drive to Brentford station where you can reach London Waterloo in 30 minutes via South Western railway services.

A4020	**0.25 miles**
A4	**1.8 miles**
M4 (Junction 2)	**2.7 miles**
A40	**3.5 miles**
Heathrow Airport	**6.5 miles**
Central London	**10.3 miles**
London City Airport	**30 miles**

Boston Manor	**3 mins**
Hanwell	**6 mins**
West Ealing	**7 mins**
Brentford	**7 mins**
Heathrow Terminals 2 & 3	**24 mins**
Paddington	**35 mins**



Travel times taken from Google Maps and are subject to change.
Map is approximate and for illustrative purposes only.

Reach new heights

Europe's largest airport is just 24 minutes away from the development, making international travel easily accessible. Heathrow Airport is connected to all major trading locations across the world, reaching 239 destinations in 89 different countries.







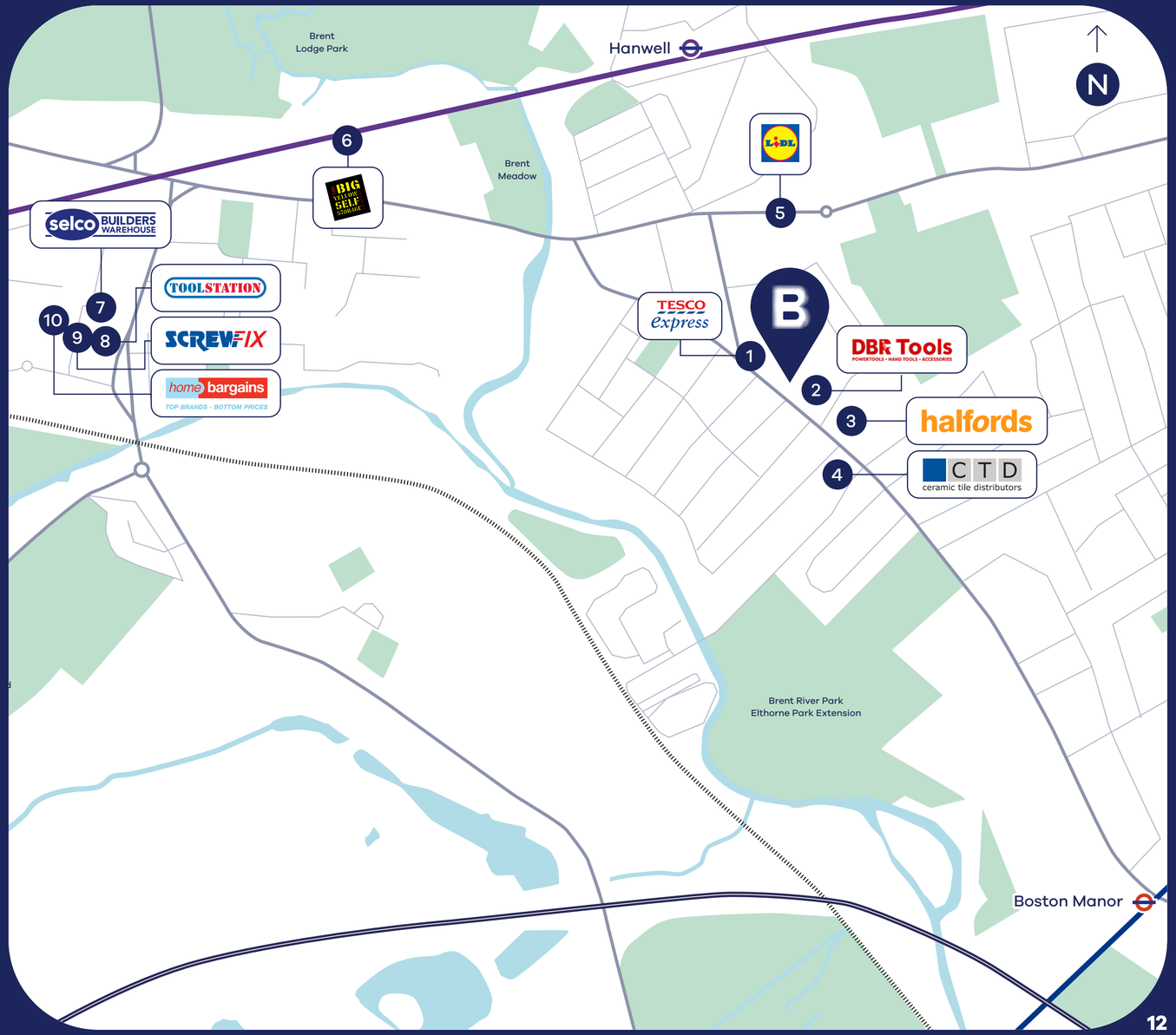
Meet your neighbours

Ealing is one of West London's most well-established business locations, offering unparalleled access to Greater London and major arterial routes.

This vibrant borough is full of life, boasting abundant out-of-hours amenities and extensive green spaces to explore. Ealing is perfectly situated to be your base of operations, benefiting both your industrial needs and your workforce.

Bloom Ealing is a place people are proud to call their working home, with the buzz and amenities of the town centre nearby.

1. Tesco Express
2. DBR Tools
3. Halfords Autocentre
4. CTD Tiles
5. Lidl
6. Big Yellow Self Storage
7. Selco Builders
8. Toolstation
9. Screwfix
10. Home Bargains



Map is approximate and is for illustrative purposes only.

Local insight

3 mile radius

443k

Population projection by 2027

169k

Projected households by 2027

258k

Employees in the local area

£47k

Average household income per annum



Bloom
URBAN WAREHOUSES

145-147 Boston Road,
Hanwell, W7 3SA

oasis.heap.called

For more information:

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View our portfolio on the next page →

Learn about our Bloom Benefits →

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The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate and computer generated images are for illustrative purpose only. November 2026.

Certified B Corporation

Our Last Mile Portfolio

Bloom Enfield

Available now
5,600-33,436 sq ft



JLL

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07395 883 209

Bloom Hayes

Available now
13,356 - 29,363 sq ft



DTRE

Robert Cohu
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