

**REFURBISHED UNITS FROM
6,058 - 47,086 SQ FT
READY FOR IMMEDIATE
OCCUPATION**

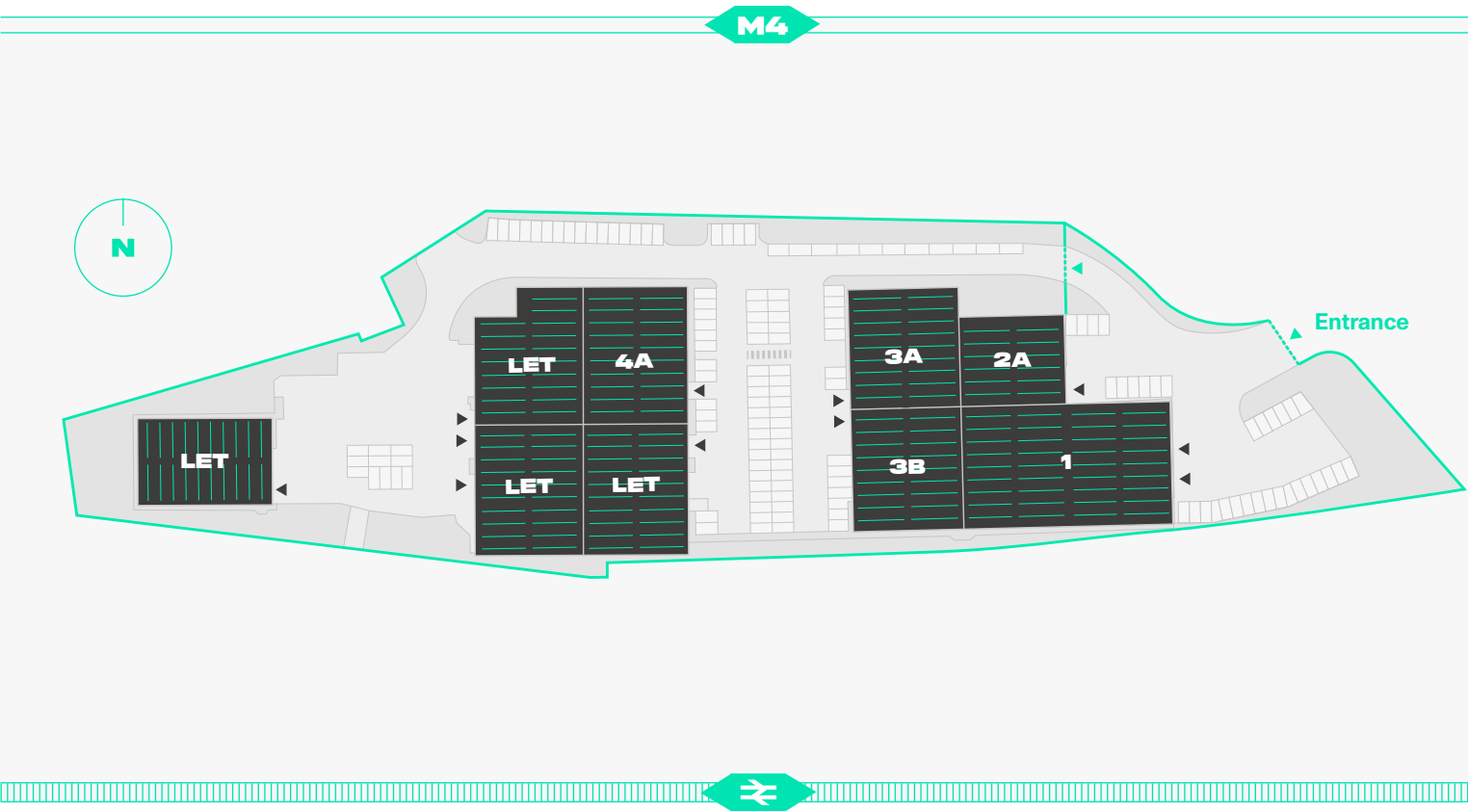
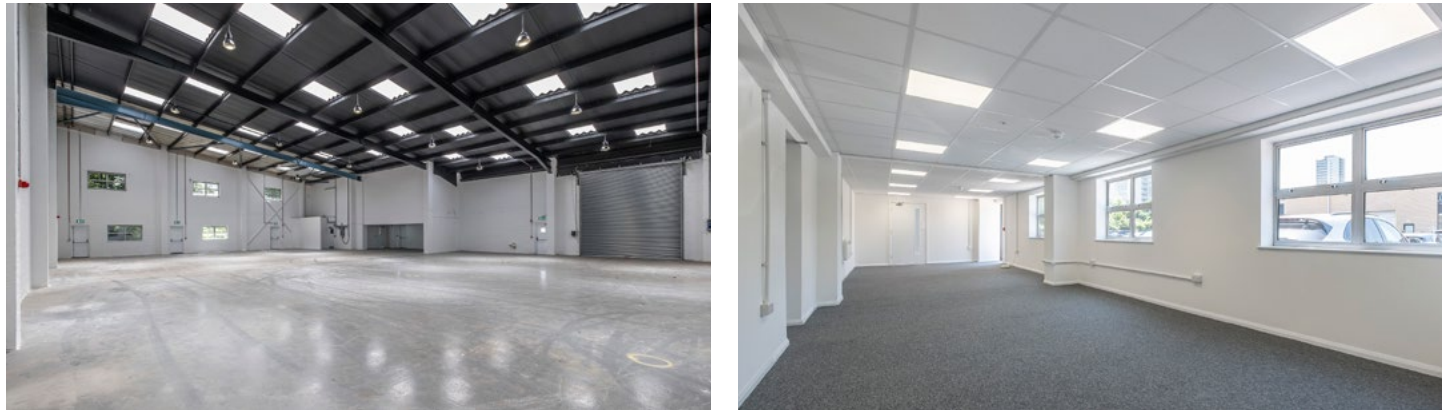


KEW BRIDGE DC
LIONEL ROAD SOUTH
BRENTFORD TW8 9QR

HIGH QUALITY, REFURBISHED UNITS
IN THE HEART OF WEST LONDON
FLEXIBLE LEASE TERMS AVAILABLE

Built for London.

DESCRIPTION
Kew Bridge Distribution Centre offers an 8 unit industrial estate with a range of unit sizes, totalling c. 60,000 sq ft. Unit sizes range from 6,058 - 15,934 sq ft. Historically the site was occupied in its entirety by Mercedes Benz, now this multi-let industrial estate in the heart of Zone 3 presents a unique opportunity to acquire good quality industrial space within West London. The units are refurbished and ready for immediate occupation.



SPECIFICATION

Excellent
Parking Provisions

Fully
Refurbished Units

5m – 8m
Eaves Height

Fitted
Offices

NEW
LED Lighting

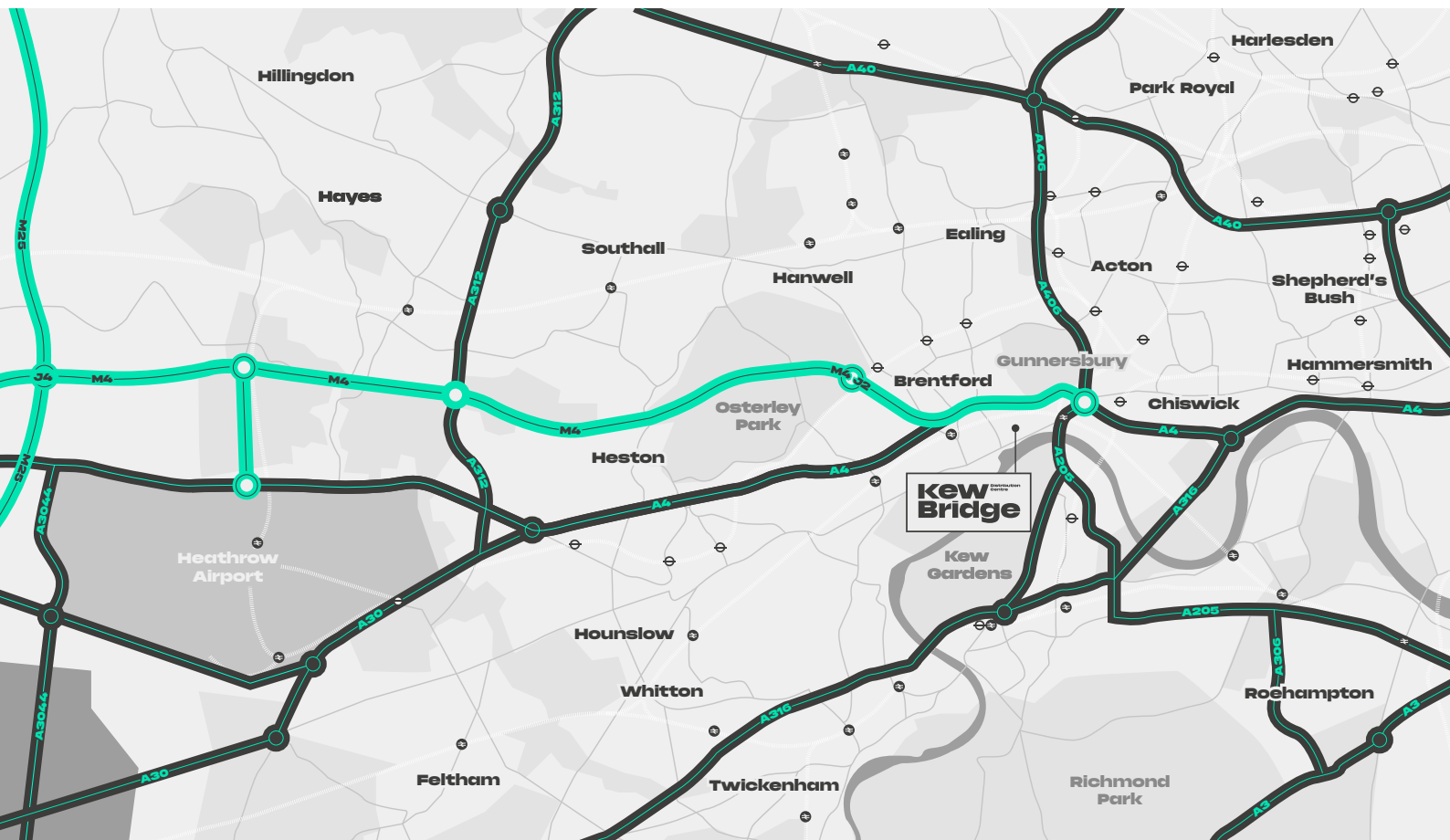
Dedicated
Yard Areas

Unit	Warehouse	First Floor Office	Total	
	Sq Ft	Sq Ft	Sq Ft	Sq M
Unit 1*	14,017	1,335	15,352	1,426
Unit 2A*	5,489	569	6,058	563
Unit 3A & B*	14,425	1,509	15,934	1,480
Unit 4A	8,836	906	9,742	905
Unit 4B	-	LET	-	-
Unit 5A	-	LET	-	-
Unit 5B	-	LET	-	-
Unit 6	-	LET	-	-
Total	42,767	4,319	47,086	4,374

GEA (Gross External Area)

*Units 1, 2A, 3A/B can be combined to create a larger space if required

Built to Deliver.



LOCATION

Kew Bridge Distribution Centre, Brentford offers an industrial opportunity within Zone 3 of West London. The property is strategically located adjacent to Junction 2 of M4/A4 Great West Road, which provides fast access to Central London to the east and the M25 to the west, providing access to the wider UK motorway network. Kew Bridge rail station is located 0.4 miles to the south of the estate, providing south western services around London.

LEASE TERMS

The units are available on new full repairing and insuring leases.

RATEABLE VALUE

Available on application.

EPC

EPC C.

Destination	Times
M4	2 minutes
Heathrow Airport	12 minutes
Central London	25 minutes
M1	25 minutes
M25	30 minutes
Luton Airport	40 minutes
Gatwick Airport	52 minutes
City Airport	60 minutes
Stansted Airport	1 hour 15 minutes
London Thamesport	1 hour 30 minutes

CBRE



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