

Warehouse / Trade counter units Available Now. Additional refurbishment works to complete in Q1 2026.

4,703 - 44,494 sq ft

Available now

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

Bloom Ealing



Bloom Ealing

A multi-let industrial estate comprising of four units, set to be refurbished. **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.

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BLOOM EALING



Computer generated image - indicative only



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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)	Ground Floor Office (sq ft)	First Floor Office (sq ft)	Total (sq ft)
Unit 1	3,588	-	558	558	4,703
Unit 2	14,866	-	1,350	1,420	17,635
Unit 3	9,426	-	957	1,947	12,330
Unit 4	4,304	3,659	572	1,293	9,826
Total					44,494

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).



Computer generated image - indicative only

Unit 1

✓ Use class: E(g)(iii), B2 & B8 available

▬ EPC A targeted

☐ Level access loading doors

🚗 Minimum of 2 car parking spaces plus EV chargers*

↑ 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

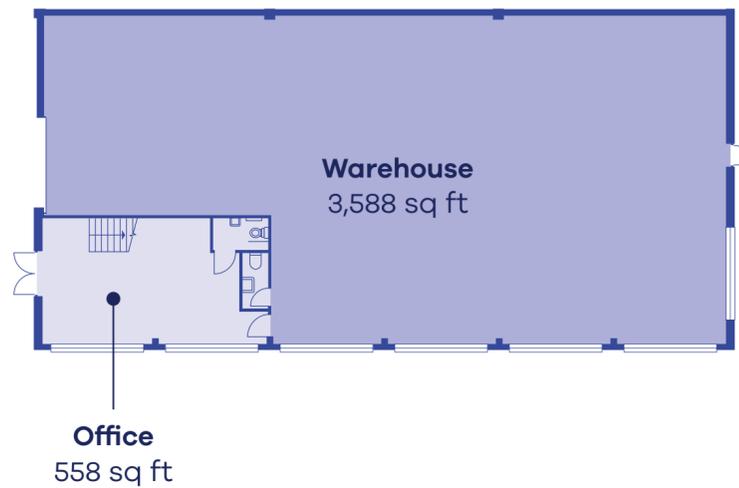
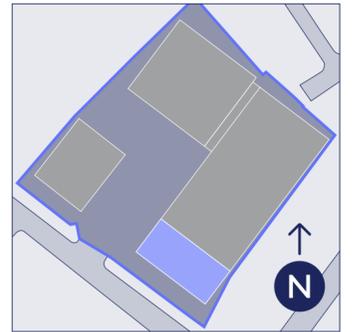
*Additional parking bays outside of the estate are available upon request.



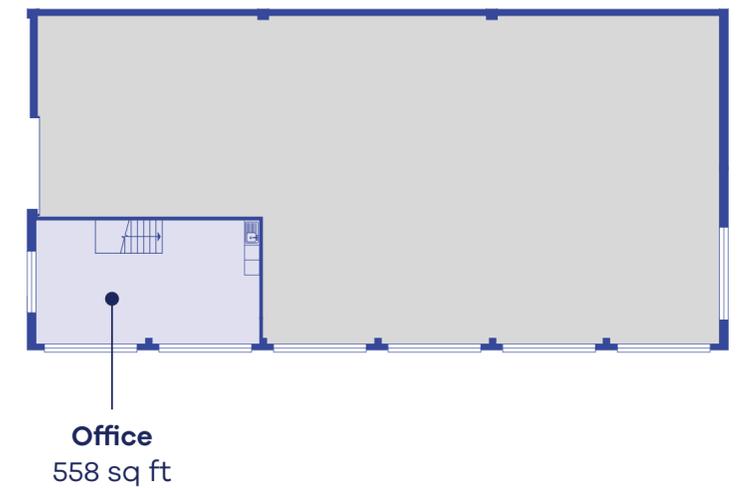
Existing warehouse interior

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

BLOOM EALING



Ground Floor



First Floor

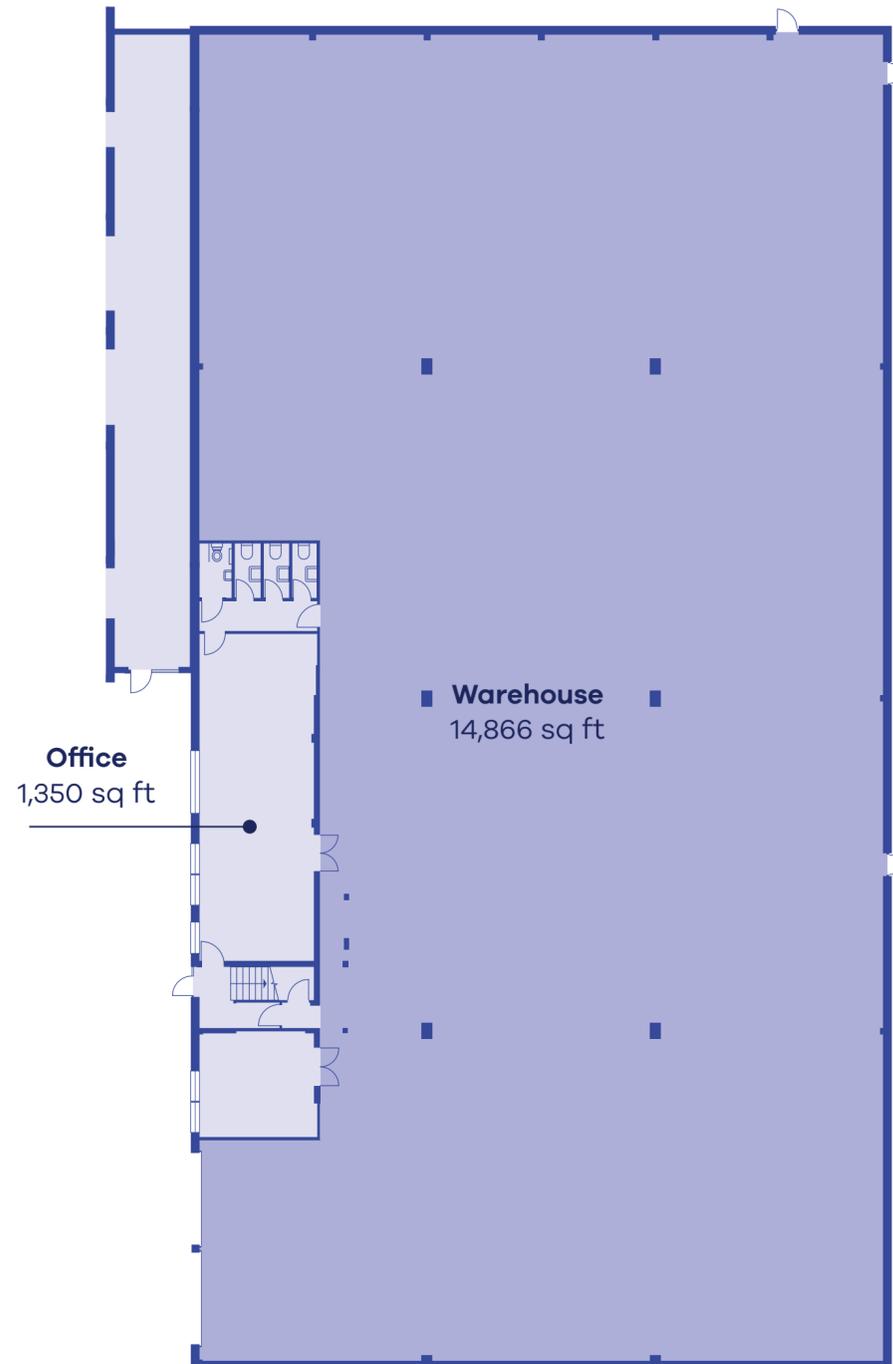
Unit 2

- ✓ Use class: E(g)(iii), B2 & B8 available
- Level access loading doors
- c.5.8m clear internal eaves height
- LED lighting
- 3-phase power 85 kVA
- EPC A targeted
- Minimum of 6 car parking spaces plus EV chargers*
- EV chargers
- Roof lights for enhanced natural lighting
- Newly resurfaced tarmac

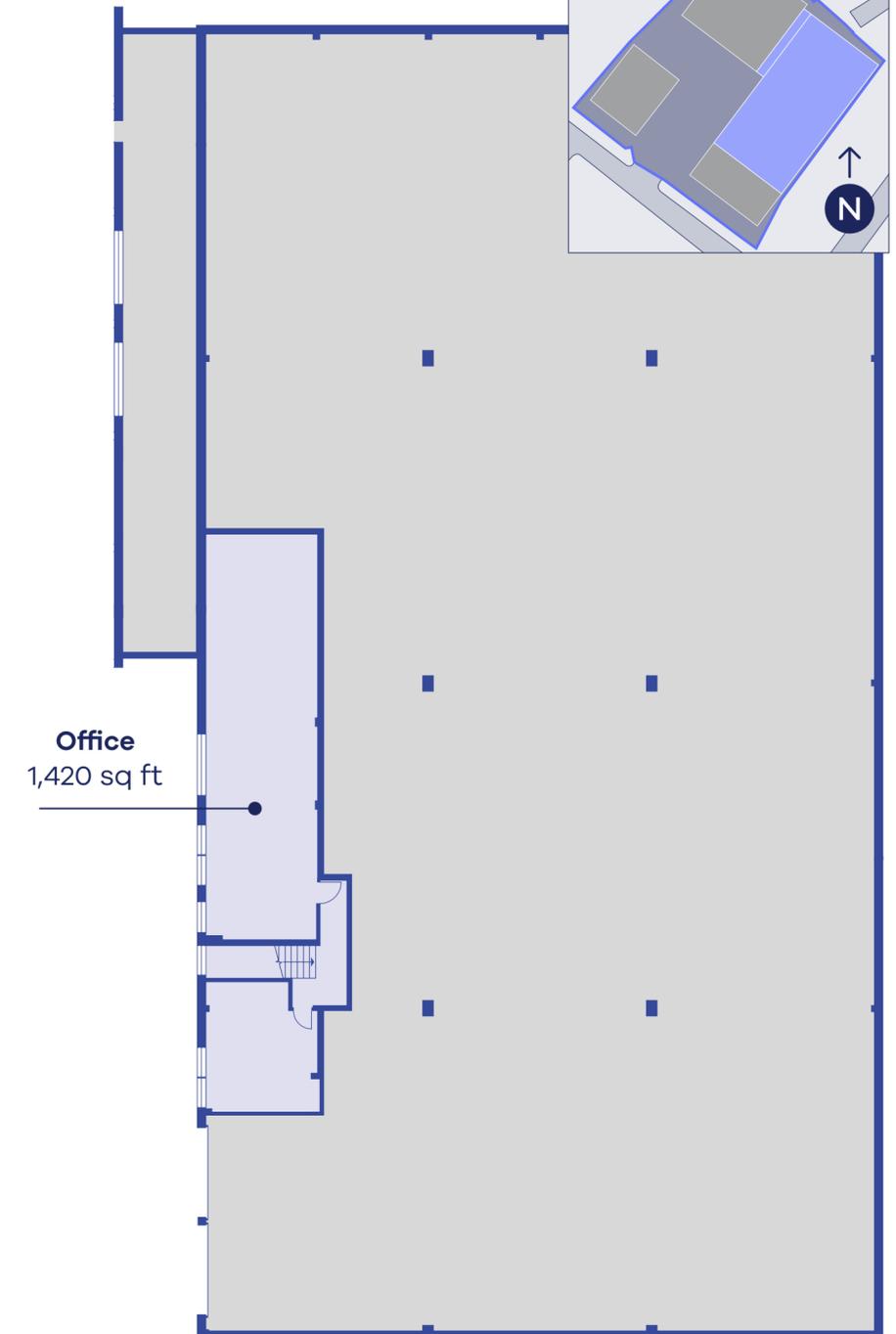
*Additional parking bays outside of the estate are available upon request.



Existing warehouse interior



Ground Floor



First Floor

Unit 3

✓ Use class: E(g)(iii), B2 & B8 available

▬ EPC A targeted

☐ Level access loading doors

🚗 Minimum of 7 car parking spaces plus EV chargers*

↑ 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

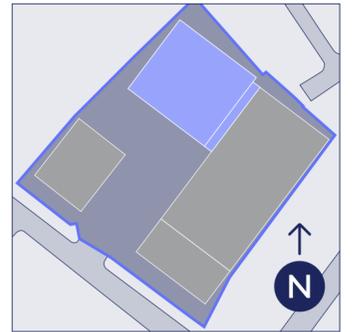
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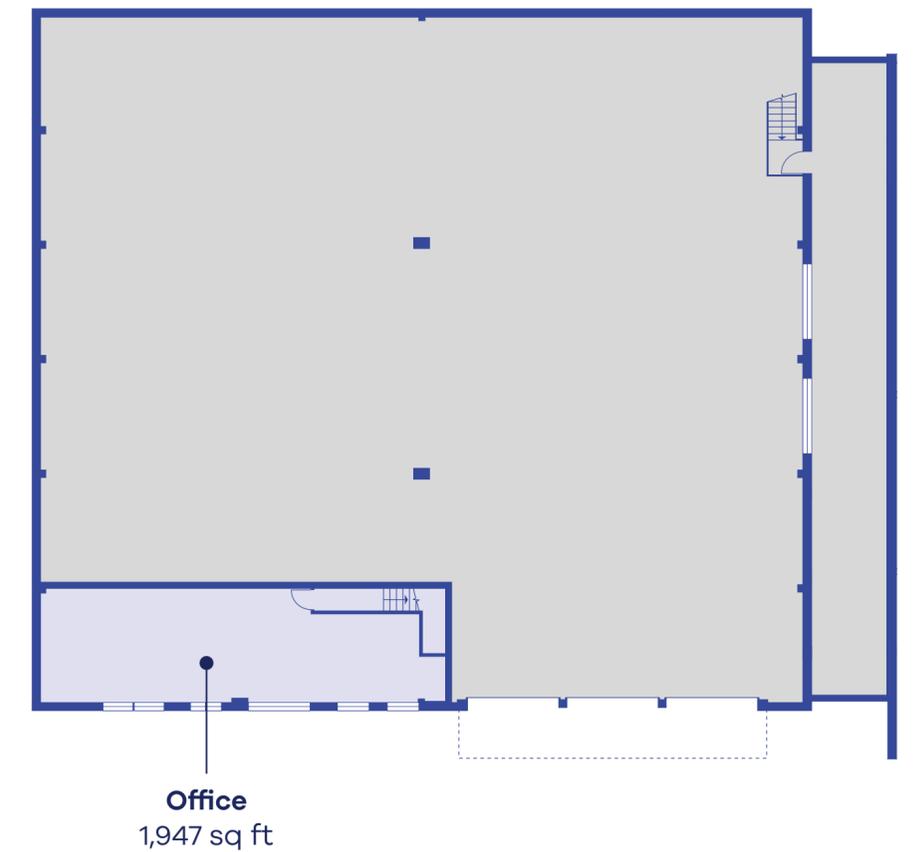
Existing warehouse interior

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

BLOOM EALING



Ground Floor



First Floor

Unit 4

✓ Use class: E(g)(iii), B2 & B8 available

▬ EPC A targeted

☰ Level access loading doors

🚗 Minimum of 7 car parking spaces plus EV chargers*

↑ 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

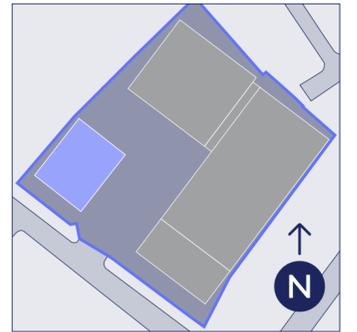
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Existing facade

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

BLOOM EALING



Ground Floor



First Floor

Cambridge Road

Unit 3

Unit 2

Unit 1

Unit 4

Boston Road

UNITS 1-4
44,494 sq ft total

🚇 Hanwell (Elizabeth Line)
🚗 6 mins

✈ Heathrow Airport
🚗 24 mins

🚇 Boston Manor (Piccadilly Line) ↗
🚗 3 mins

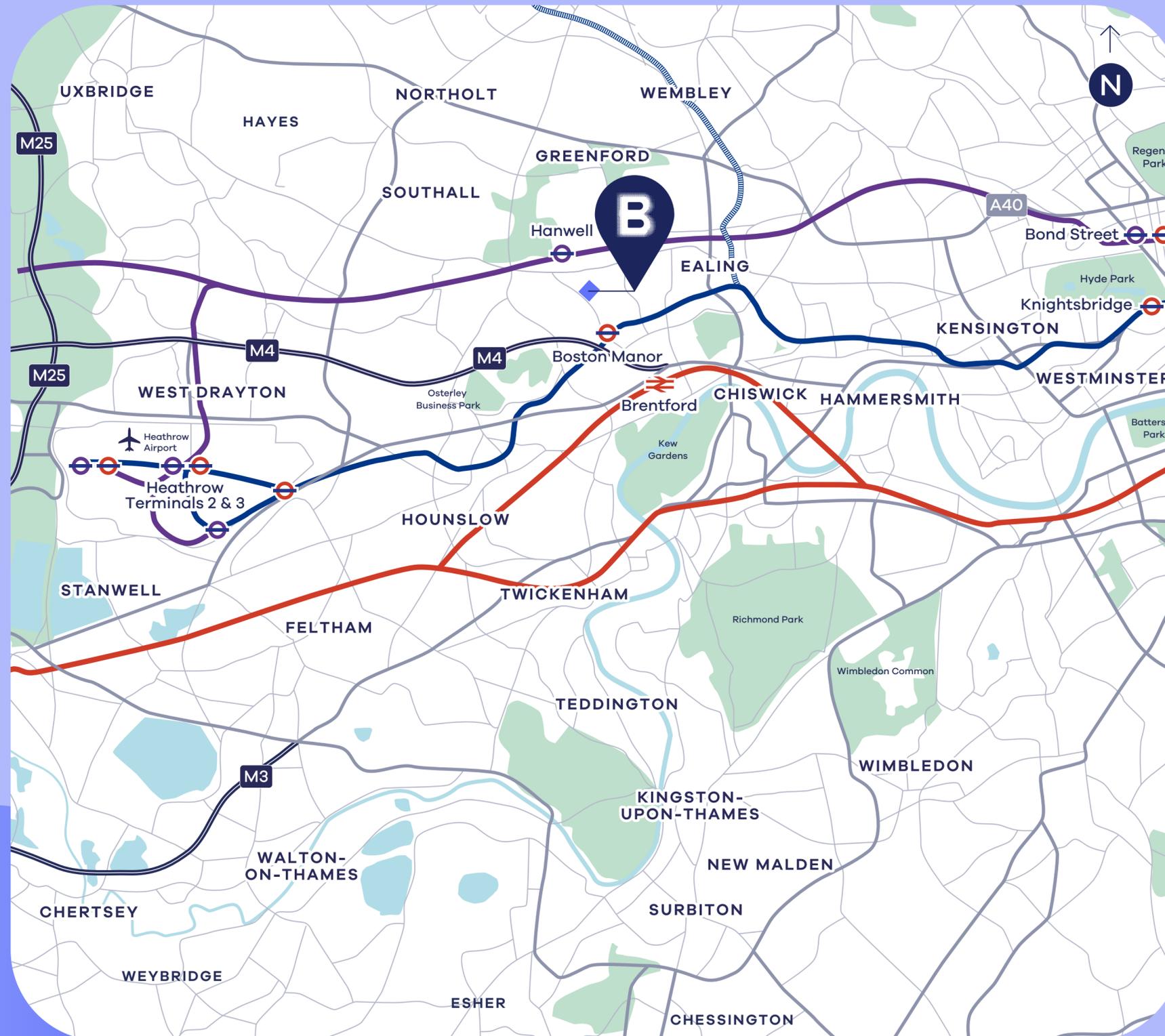
Get where you need to be

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.

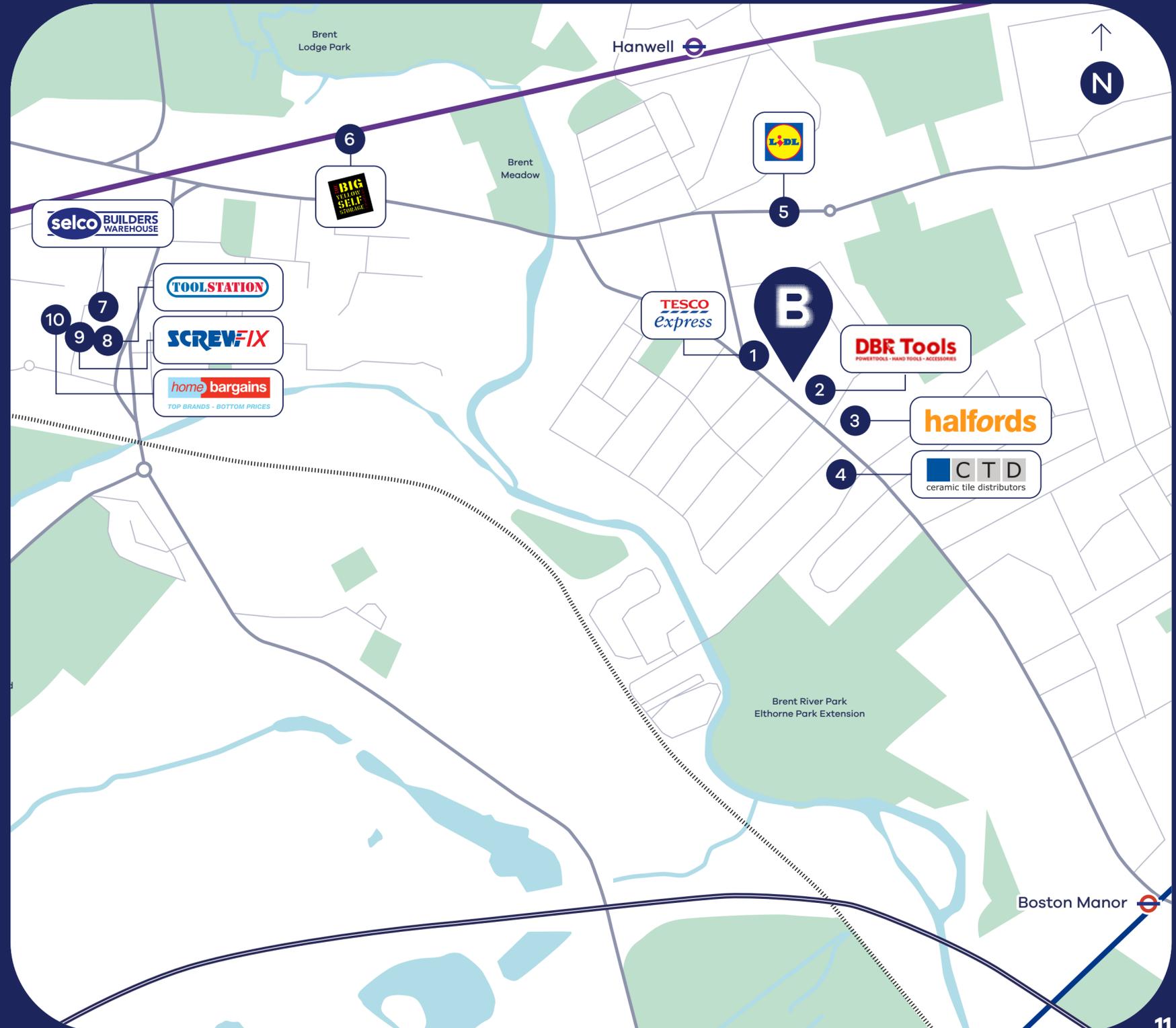


Meet your neighbours

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

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

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Our Last Mile Portfolio

