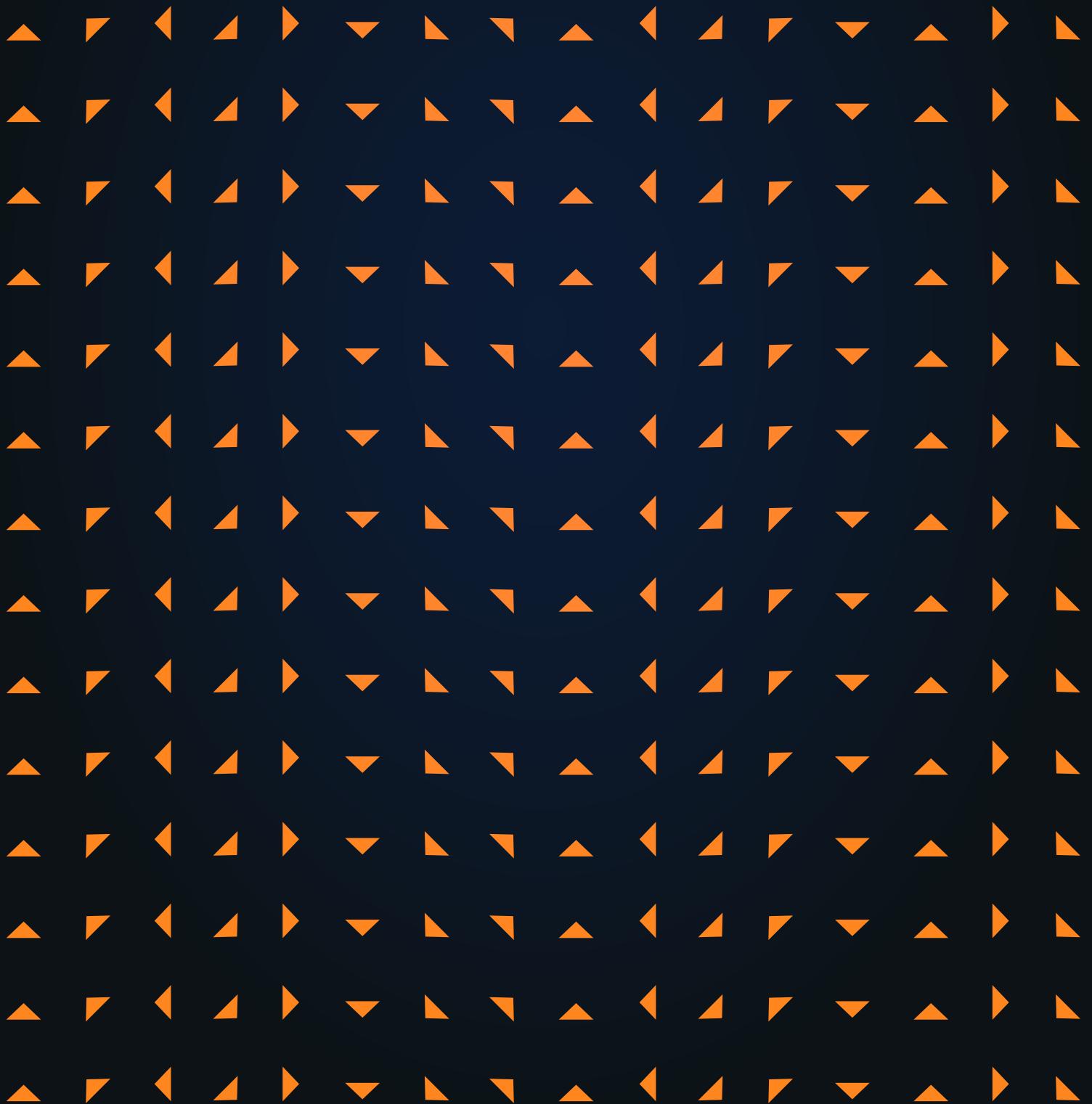


TO LET — 5,468 to 57,716 sq ft  
5 best-in-class last-mile industrial & logistics units  
Ready for occupation 2027

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

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# A Clear Signal for Success

Signal Southall represents a new benchmark in modern industrial design combining architectural quality with functional performance. Every element of the building has been carefully considered to optimise space, efficiency and sustainability.

From its strong visual identity to its operational capability, this development provides the flexibility, power, and environmental performance demanded by leading logistics and manufacturing occupiers.



## Prime West London Connectivity

Direct access via Armstrong Way and Collet Way, providing quick connections to surrounding arterial roads.

## Future-Ready EV & Cycle Provision

Generous EV charging, cycle parking and sustainable travel amenities.

## Secure, Self-Contained Estate

Gated access, 2.4m weldmesh fencing and controlled pedestrian routes.

## Modern, High-Quality Environment

Enhanced landscaping, amenity areas and a clean, contemporary public realm.

## Efficient Yard & Site Layout

Optimised site coverage with excellent circulation and service areas.

# 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/m<sup>2</sup> floor loading



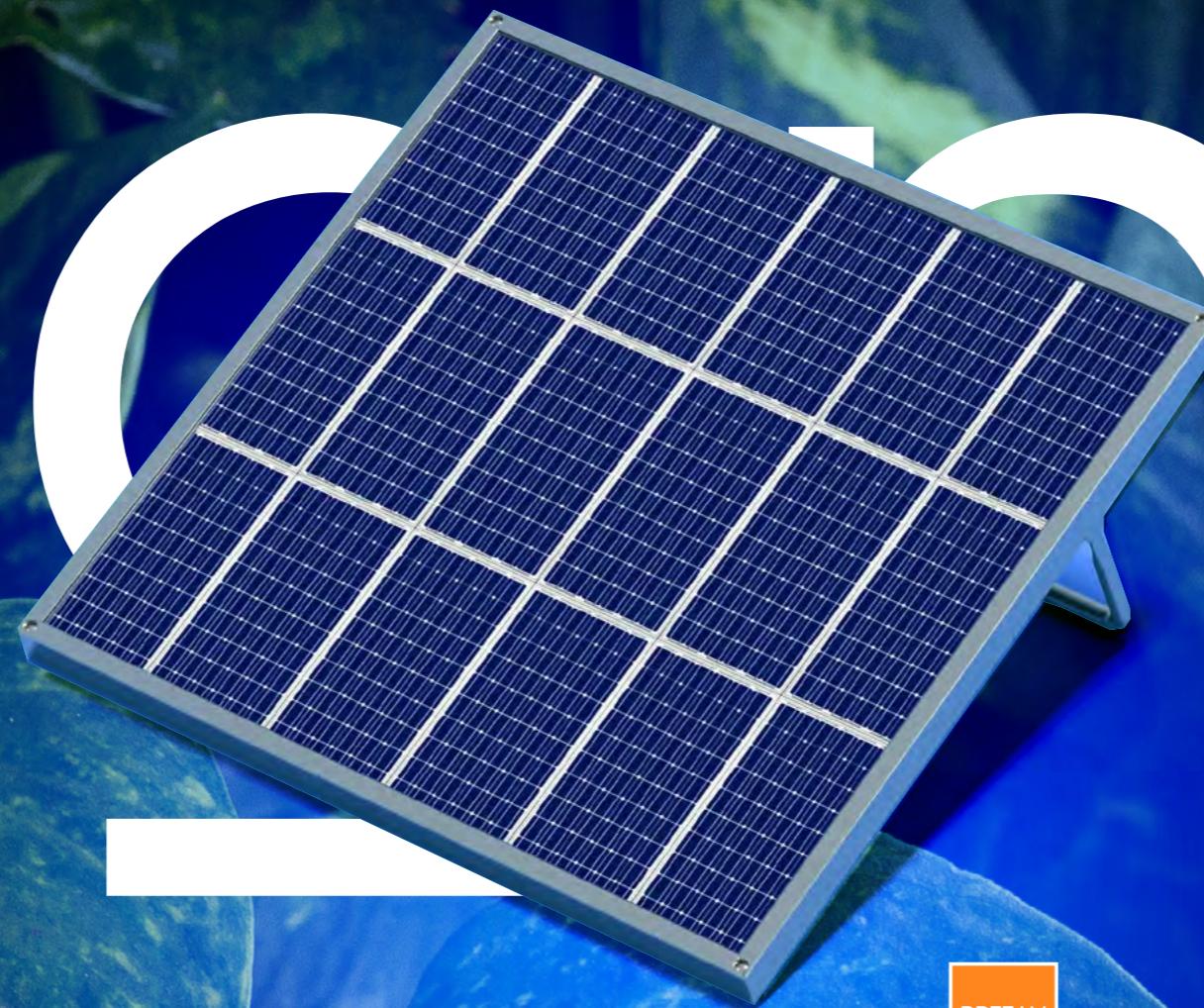
Unit	Ground Floor (Sq M)	First Floor (Sq M)	Total (sq m   sq ft)	Eaves Height	Car Parking Spaces	Cycle Parking
1	1,934	361	2,295   24,703	10.5m	17	12
2	820	223	1,043   11,227	8.5m	12	6
3	688	188	876   9,429	8.5m	8	6
4	398	110	508   5,468	8.5m	5	4
5	505	135	640   6,889	8.5m	4	4
TOTAL (GEA)	4,345	1,017	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



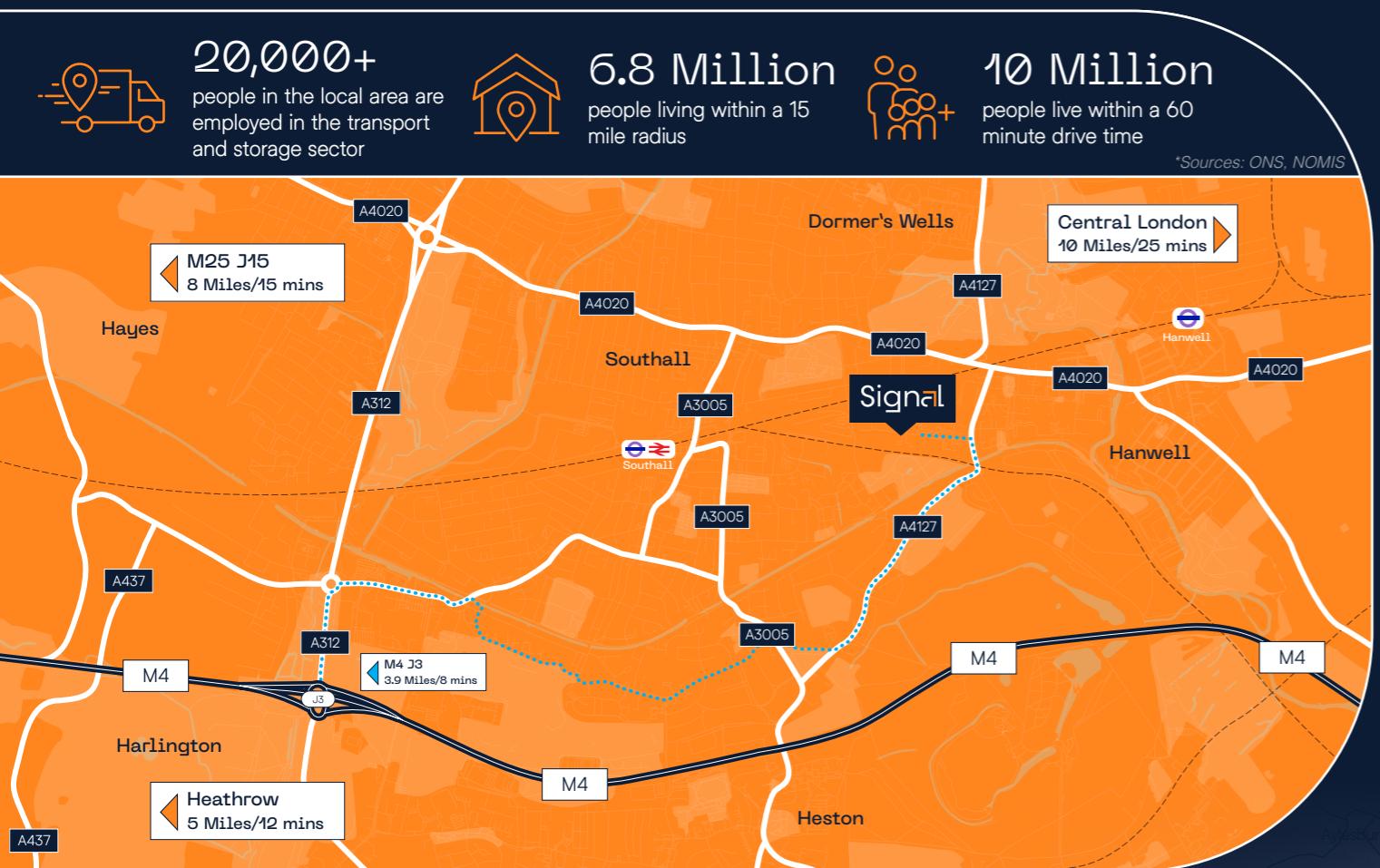
100%  
LED lighting



EV Charging  
Points



Secure Cycle  
Parking



# 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. A40 and M4 both within a 10 minute drive.

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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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



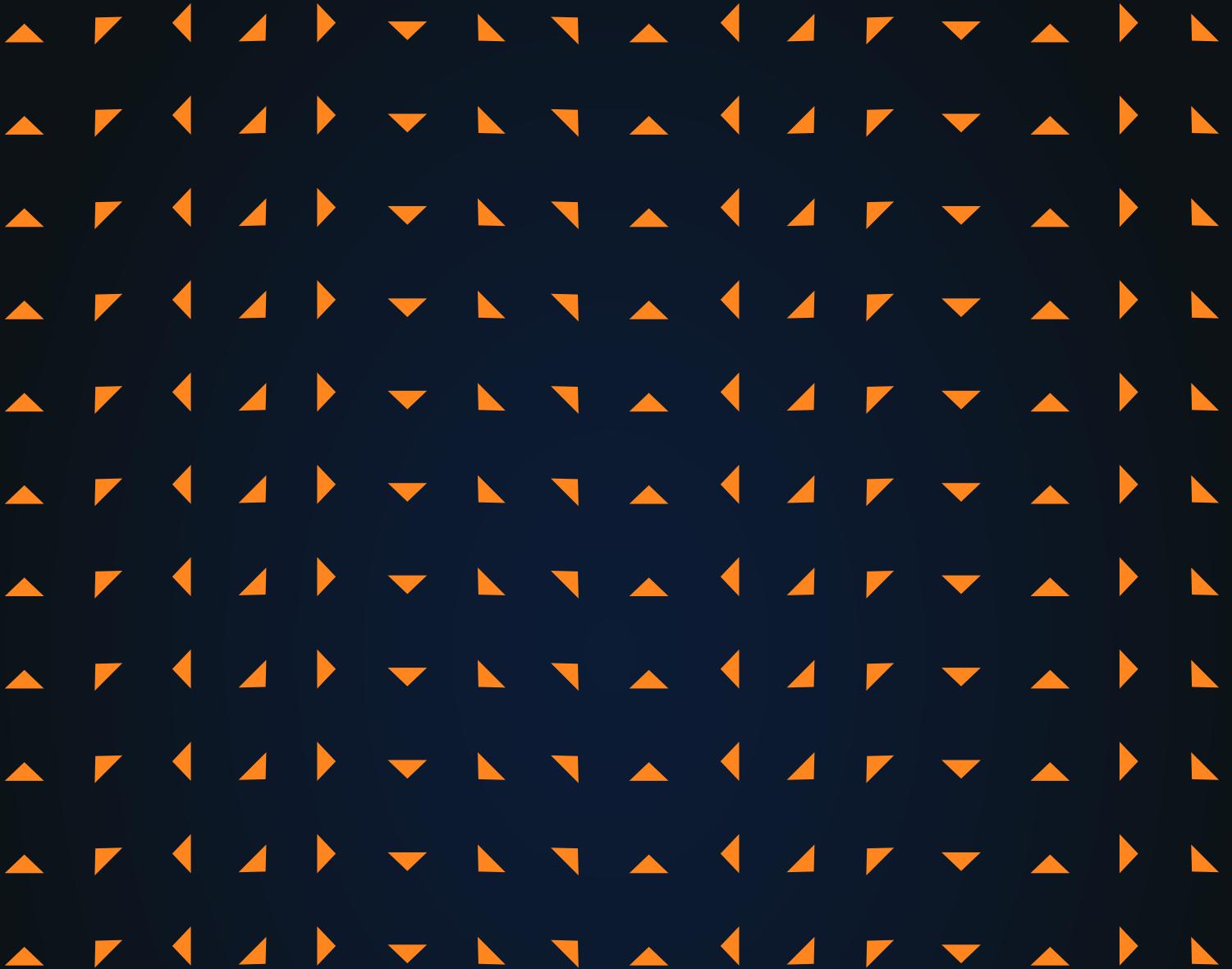
# The Signal for Smarter Operations

Signal Southall



# Signal Southall

[www.signalsouthall.com](http://www.signalsouthall.com)



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