



UNIT E

Great Western Industrial Park

DEAN WAY // SOUTHALL // UB2 4SD

INDUSTRIAL / LOGISTICS UNIT TO LET - AVAILABLE Q1 2026



High-Spec Space in a
Prime West London Location

***45,812 sq ft** (4,256 sq m) GEA.

*Floor area to be checked

CGI for illustrative purposes. Refurbishment to complete Q1 2026.



ACCOMMODATION (GEA)

Warehouse	41,968 sq ft	3,899.0 sq m
Offices	3,844 sq ft	357.1 sq m
Total Area	45,812 sq ft	4,256.1 sq m

Subject to final measurement.

ESG Credentials

Specification



To be fully
refurbished



8.5m clear
height



4 level
access doors



1.2 MVA
power supply



35m secure
yard



24/7 access &
CCTV



Elizabeth Line
access within
walking distance



Available
Q1 2026



Controlled barrier
access to estate



Target EPC
B Rating



New LED
lighting



Electric heating
& cooling



PV
panels



4 EV
charging points



A Proven Location for Industry

Great Western Industrial Park is a secure, established estate strategically located between Southall and Ealing.

The area is home to a wide range of national and international trade, distribution, and manufacturing businesses.



5 MILLION

Population:
c.5 million people live within 10 miles

Source: GHS/SEDAC population grid via postcode radius tools



250,600

Workforce:
250,600 working-age residents in Ealing (68% of population)

Source: ONS – Nomis, Ealing Labour Market Profile



85%

Economically Active:
85% (Apr 2024–Mar 2025)

Source: ONS – Nomis



6.9%

Employment in Transport & Storage:
6.9% (above London average of 4.3%)

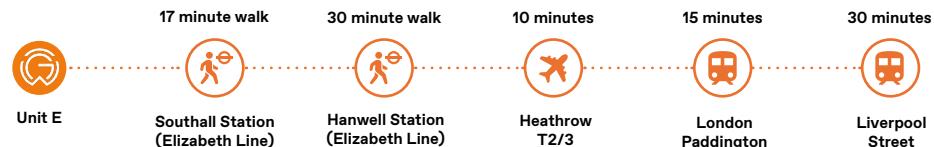
Source: ONS – Nomis, Business Register & Employment Survey 2023

Exceptional Transport Links

Unit E is located on Dean Way, with immediate access to:



Public transport:



[OPEN IN GOOGLE MAPS](#)

[WHAT3WORDS: ///CLUBS.RINGS.SINGS](#)

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New FRI lease available.
Lease terms to be agreed.



For further information or to arrange an
inspection please contact the agents.