



UNIT E

Great Western Industrial Park

DEAN WAY // SOUTHALL // UB2 4SD

INDUSTRIAL / LOGISTICS UNIT TO LET - AVAILABLE Q1 2026



**1.2 MVA
POWER SUPPLY**

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.

DEAN WAY | SOUTHALL | UB2 4SD

Specification

To be fully
refurbished8.5m clear
height4 level
access doors1.2 MVA
power supply35m secure
yard24/7 access &
CCTVElizabeth Line
access within
walking distanceAvailable
Q1 2026Controlled barrier
access to estate

ESG Credentials

Target EPC
B RatingNew LED
lightingElectric heating
& coolingPV
panels4 EV
charging points

Nasco

Delifrance

Matalan

Delifrance

Noon

Selco

A4020

A4127

UNIT E

Armstrong Way

Dean Way

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: GHSL/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%)

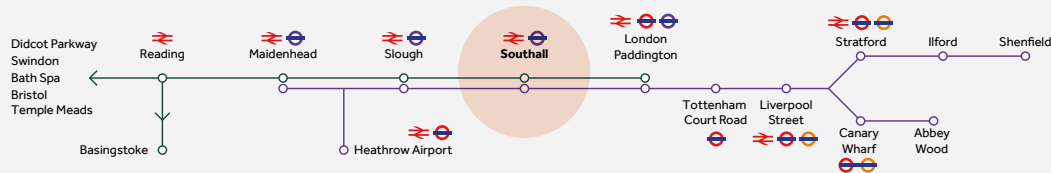
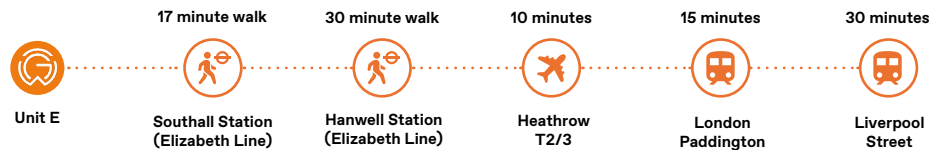
Source: ONS – Nomis, Business Register &
Employment Survey 2023

Exceptional Transport Links

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



Public transport:



OPEN IN GOOGLE MAPS

WHAT3WORDS: ///CLUBS.RINGS.SINGS





CGI for illustrative purposes. Refurbishment to complete Q1 2026.

Contact



JAMES MILLER
M: 07702 975 222
E: James.Miller@jll.com

SARAH DOWNES
M: 07856 003033
E: Sarah.Downes@jll.com



ROBERT COHU
M: 07860 659 043
E: Robert.Cohu@dtre.com

MADDIE MORIARTY
M: 07545 582097
E: Maddie.Moriarty@dtre.com



New FRI lease available.
Lease terms to be agreed.



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