

# UNIT 11, GREAT WEST INDUSTRIAL PARK, ARMSTRONG WAY, SOUTHALL, UB2 4SD



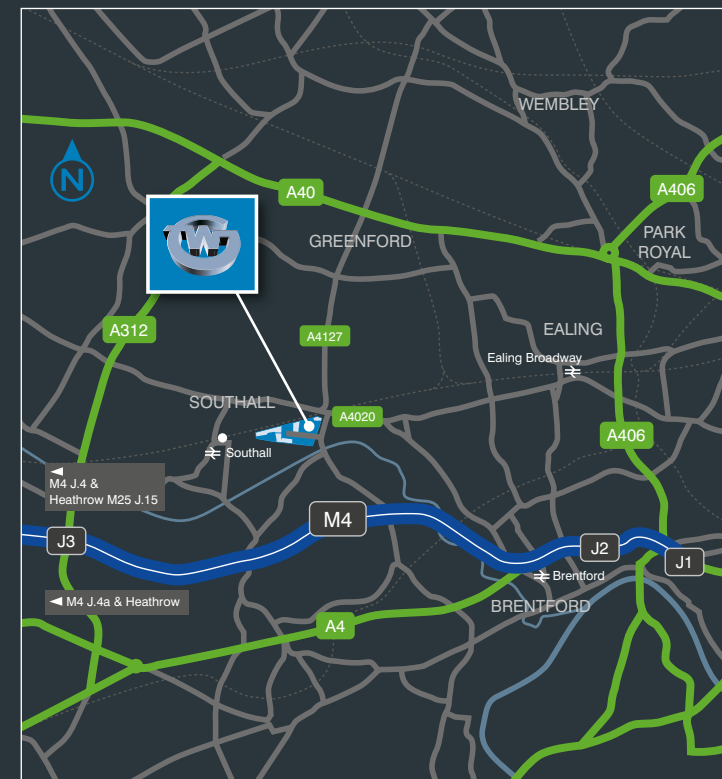
OCCUPIERS  
INCLUDE:



FULLY REFURBISHED WAREHOUSE/TRADE UNIT  
11,744 SQ FT (1,091.1 SQ M)

ESTABLISHED TRADE/FOOD  
PRODUCTION LOCATION





## LOCATION

The Great Western Industrial Park lies to the east of Southall Town Centre and to the West of Ealing and is accessed by Windmill Lane (A4127). Windmill Lane is accessed via Uxbridge Road (A4020), which provides a direct link to the Hayes Bypass (A312) to the west and Shepherds Bush to the east. The Park can be accessed from the A40 via the Greenford Road (A4127) from the north and Junction 3 of the M4 motorway to the south west via Uxbridge Road (A4020) and the Hayes Bypass (A312).

## DISTANCES

A40 via A4127	2.8 miles
M4 J3	4.7 miles
Heathrow (T1, 2, and 3)	7.8 miles
Heathrow (Cargo Terminal)	8.0 miles
Central London	12.2 miles

Source: Google Maps

## BENEFITS

- Good access to the A40 via Greenford Road and the M4 J3 via Hayes Bypass
- 24 hour access and use
- Access to skilled local workforce
- Controlled barrier access to the estate with 24 hour manned security and CCTV
- A secure, well-managed estate

## ACCOMODATION

The unit comprises of the following:

Area	sq ft	sq m
Warehouse	9,346	868.3
Ground floor office	1,199	111.4
First floor office	1,199	111.4
<b>Total (approx. GEA)</b>	<b>11,744</b>	<b>1091.1</b>

There is currently a mezzanine of 1,018 sq ft in situ which can be retained or removed.

## FEATURES

Salient specification details as follows:

- Steel Portal frame construction
- 6.0m clear internal height
- Recessed covered loading bay
- Up and over loading door
- Fitted ground and first floor offices
- 3 phase power

## EPC

C / 71 – available on request.

## TERMS

The property is available by way of a new FRI lease on terms to be agreed.

## VIEWINGS

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

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