



2B Enterprise Trading Estate

Collett Way, Southall, UB2 4SE

**Cost Effective Warehouse
Premises Available in West
London £15.00psf (GIA Floor Area)**

6,764 sq ft

(628.40 sq m)

- Eaves Height 5.65 > 7.0m
- 1 x Loading Door 4.95m (H) x 4.01m (W)
- Very Large Shared Yard
- 24/7 Access, Use & On Site Security
- In close proximity to A4020 Uxbridge Road, M4 and A40 (Greenford Roundabout)
- Within 20 minutes walking distance of Southall Elizabeth Line

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Summary

Available Size	6,764 sq ft
Rent	Rent on application
EPC Rating	C (66)

Location

Located on the border of Southall, Greenford and Ealing in Zone 4 West London, Enterprise Trading Estate forms part of the wider and well established Great Western Industrial Park. The A40 Western Avenue at Greenford Roundabout is just 3.4 miles away and a 15 minute drive. The M4 J3 is 3.6 miles away and a 20 minute drive.

Southall Elizabeth Line Train Station is located 2.3 miles away and just a 20 minute walk. Bus Services to Great Western Industrial Park include 195, 483, SL8.

Great Western industrial Park operates 24/07 on site security. Occupiers include DPD, Halfords, Howdens, Screwfix, Selco and Abellio.

Accommodation

Comprising the following Gross Internal GIA Floor Areas

Name	sq ft	sq m
Unit - 2B	6,764	628.40
Total	6,764	628.40

Specification

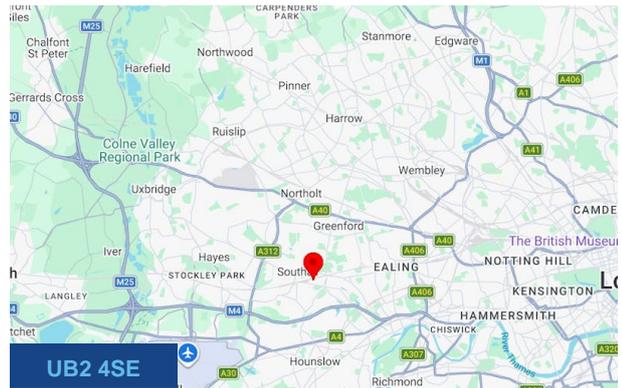
- Cost Effective Warehouse Premises just £15.00psf
- Eaves Height 5.65 > 7.0m
- 1 x Loading Door 4.95m (H) x 4.01m (W)
- 3 Phase Electric & Gas
- Warehouse Lighting
- Office Accommodation & WCs
- Allocated Parking
- 5 Unit Estate with Very Large Shared Yard
- 24/7 Security
- Cost Effective Service Charge
- In close proximity to A40 and M4

Terms

Available by way of a new Full Repairing and Insuring FRI Lease on terms to be agreed.

Viewings

Strictly by appointment via the joint agents JOHN ARKWRIGHT & CO and COGENT REAL ESTATE



Viewing & Further Information



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