

# To Let

**2b - 2c Enterprise Estate, Armstrong Way, Great Western Industrial Park, Southall, UB2 4SD**

3,650 to 6,764 sq ft (339.10 to 628.40 sq m)

- AVAILABLE COMBINED OR SEPARATELY
- RARE WAREHOUSE OPPORTUNITY IN SOUTHALL
- 5.5M CLEAR HEIGHT
- GENEROUS LOADING AND PARKING PROVISION



## Location

The properties are located to the rear of the Great Western Industrial Park at the junction of Armstrong Way and Collett Way. The Park is located off Windmill Lane to the south of the Uxbridge Road (A4020) which links to the west to the A312 Parkway and thereafter Junction 3 of the M4 motorway or to the north to the Target Roundabout at the Acton and eventually Gunnersbury Avenue and Hanger Lane. Southall and Hanwell British Rail stations are within walking distance.

## Description

The properties are to be offered in a good condition, comprising of steel portal framed single storey warehouses, benefiting from reinforced concrete floors, 3 phase power and a clear height of 5.5 metres. The units benefit from good loading facilities with allocated car parking and large Canopy's.

## Viewings

Viewing strictly through the joint agents.

## Accommodation

The accommodation comprises of the following

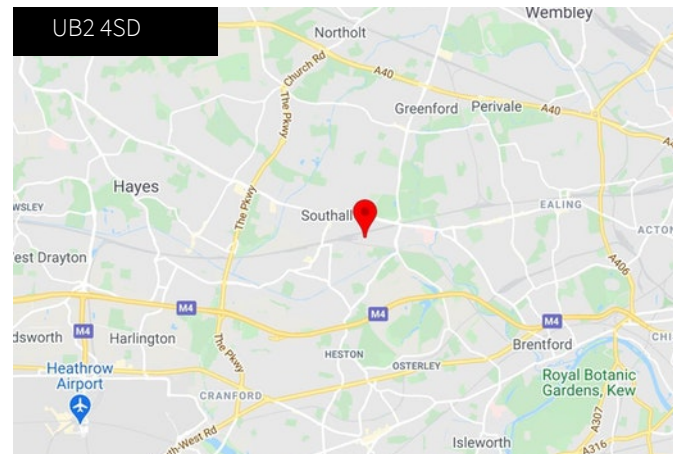
Description	Sq ft	Sq m
2b	6,764	628.40
2c	3,650	339.10
<b>Total</b>	<b>10,414</b>	<b>967.50</b>

## EPC

This property has been graded as Property graded as B-C (Unit 2C - 47(B), Unit 2B - 55(C)).

## Business Rates

Upon Enquiry



## Contacts

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