COGENT
REAL ESTATE

FOR SALE



Unit J Dean Way

Great Western Industrial Park, Southall, UB2 4SB

West London Grade A Warehouse For Sale with High Eaves Constructed in 2014

18,772 sq ft

(1,743.98 sq m)

- Eaves Height 8.65m > 10.0m
- 2 x Loading Doors 4.0m (W) x 4.5m (H)
- 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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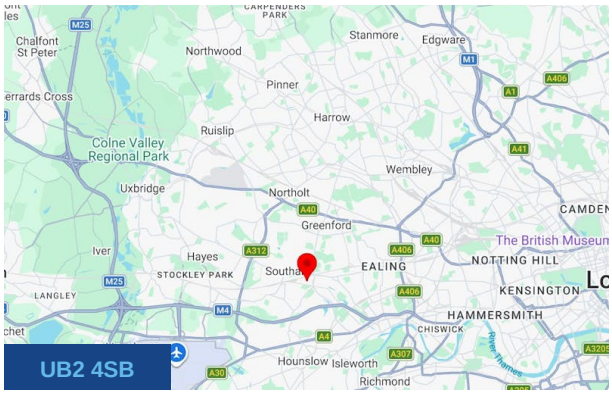
Unit J Dean Way, Great Western Industrial Park, Southall, UB2 4SB

Summary

Available Size	18,772 sq ft
Price	Price on application
EPC Rating	B (41)







Location

Located on the border of Southall, Greenford and Ealing in Zone 4 West London, Unit J Dean Way 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 External GEA Floor Areas

Name	sq ft	sq m
Unit - Warehouse / Ancillary	16,131	1,498.62
Unit - First Floor Office	2,641	245.36
Total	**18,772**	**1,743.98**

Specification

- EPC Rating - B 41 (with minor works to achieve an EPC A)
- BREEM Rating Good
- Solar Rooftop PV System
- EV Charging Points x 2
- Good Rooflight Provision for Natural Light in Warehouse
- Energy Efficient LED Warehouse Lighting
- 8.5m Clear Height rising to 10m
- Two Electric Loading Doors 4.0m (W) x 4.5m (H)
- Large Shared Yard
- Secure Fenced / Gated Estate
- Allocated Parking
- 24Hr Access and Use
- 24Hr On Site Security
- Available For Sale in Southall

Tenure

Unit J Dean Way is available For Sale on a Freehold Basis.

Viewings

Strictly via the sole agents COGENT REAL ESTATE please register your interest to view via tl@cogentre.co.uk

Viewing & Further Information



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