REIMAGINED **URBAN** WAREHOUSING

145-147 Boston Road, Hanwell, London, **W7 3SA**

44,799 sq ft - **Available now**

## Self-contained last mile industrial estate

- 3-phase power up to 407 kVA
- Secure self-contained site
- Short walk to Elizabeth Line; Piccadilly Line; and Hanwell town centre

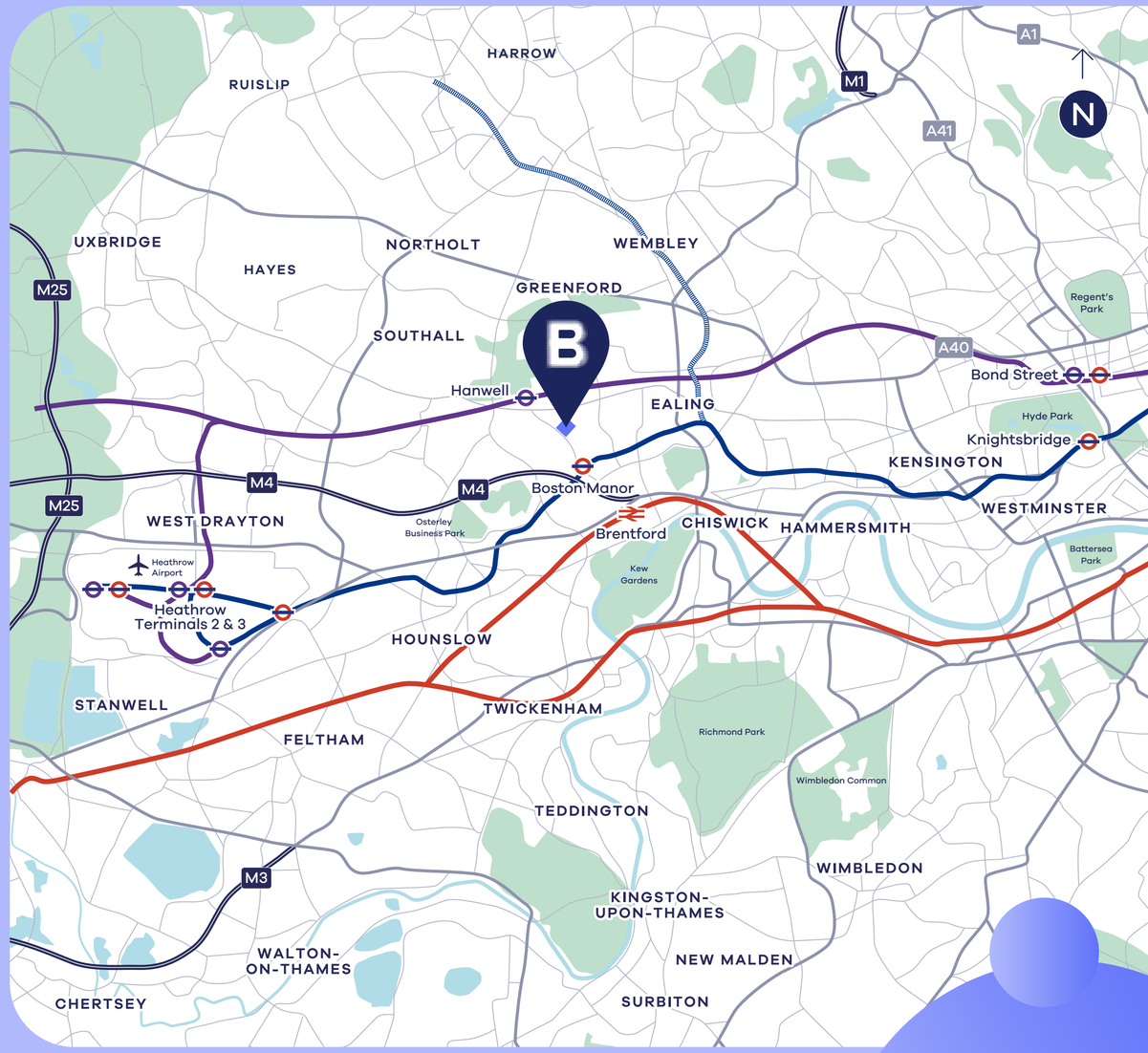


# Bloom Ealing

# Get where you need to be

**44,799 SQ FT**



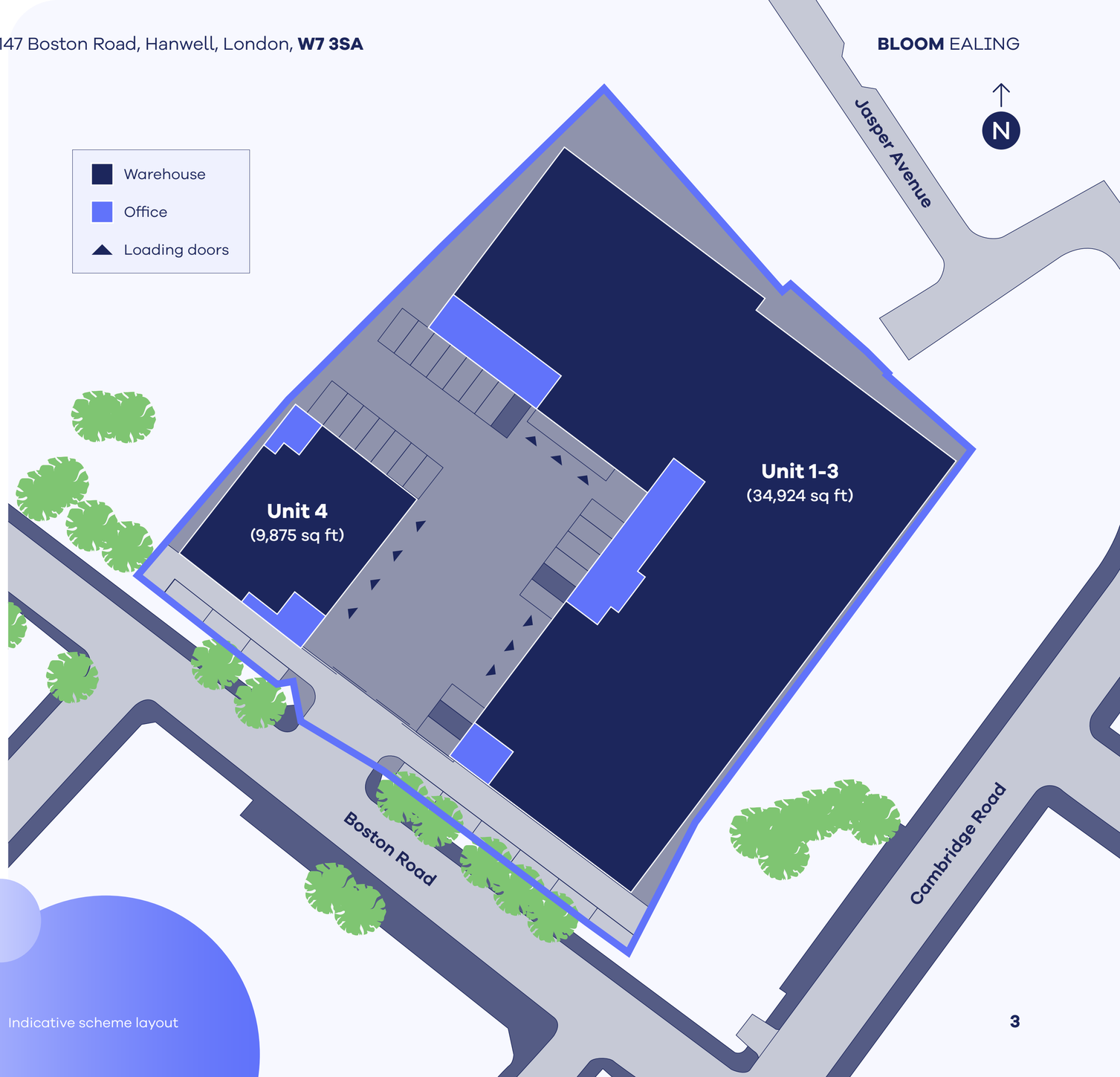
# A workplace to be proud of

44,799 sq ft of reimagined urban warehouse space, which includes 4,089 sq ft of office space, split across ground and first floor levels, designed to help your operation run seamlessly and sustainably.

With 3-phase power up to 407 kVA, electric vehicle chargers, and roof lights for enhanced natural lighting, Bloom Ealing is the ideal space to help your business grow – all just a stone's throw from central London.

| **Bloom Ealing** | **44,799 sq ft** |
|---|---|

- 3-phase power up to 407 kVA
- c.5.8m clear internal eaves height
- 10 level access loading doors
- Proposed use classes: E(g)(iii), B2 & B8 available
- Roof lights for enhanced natural lighting
- Secure self-contained site
- LED lighting
- EV chargers
- Newly resurfaced yard
- 31 car parking spaces
- EPC A targeted
- 22 kW PV System




Indicative scheme layout

# Bloom
## URBAN WAREHOUSES

145-147 Boston Road,
Hanwell, W7 3SA

oasis.heap.called

## For more information:

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