GREAT WEST ROAD (A4) | BRENTFORD | TW8 9EZ

**3**
**AMALGAMATED DRIVE**

COMBINE WITH **UNIT 4** TO TOTAL **24,214 SQ FT**

**REFURBISHED WAREHOUSE / TRADE COUNTER**

**AVAILABLE NOW**

# TO LET 12,108 sq ft (1,125 sq m)

WEST CROSS
INDUSTRIAL PARK

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WEST CROSS
INDUSTRIAL PARK

# LOCATION

West Cross Industrial Park is a multi-let, secure, well managed estate offering occupiers the opportunity to locate within a thriving business community fronting the A4 Great West Road, midway between Central London and Heathrow.

## BRENTFORD

Brentford is located approximately eight miles west of London and one mile west of the ever-popular Chiswick. West Cross Industrial Park directly fronts the A4 and is 0.5 miles from Junction 2 of the M4. The industrial park also provides easy access to public transport via Syon Lane station (national rail) 0.3 miles to the south as well as Boston Manor and Osterley stations (Piccadilly line) which are 1.4 miles away.

**M4 J2**
0.5 MILES

**NORTH CIRCULAR**
1.8 MILES

**HEATHROW AIRPORT**
4 MILES

**SYON LANE STATION**
0.4 MILES / 10 MIN WALK

**CENTRAL LONDON**
8 MILES

**BOSTON MANOR & OSTERLEY STATIONS**
1.4 MILES

WEST CROSS
INDUSTRIAL PARK

# 3 AMALGAMATED DRIVE

## WAREHOUSE

- Up and over electric loading door
- LED lighting
- 6.5m clear height, rising to 10m at apex
- 3 phase power
- Undercroft providing flexible space for future fit out as office, welfare or trade counter

## OFFICES

- Ground floor welfare and WC accommodation
- First floor open plan fully fitted office accommodation

## EXTERNAL

- Generous loading apron
- 12 allocated car parking spaces

**SECURE LOCATION**
24/7 ESTATE SECURITY

## ACCOMMODATION (APPROX. GEA)

| | sq ft | sq m |
|---|---|---|
| Warehouse | 9,605 | 892.3 |
| Ground Floor Office/ Reception | 1,324 | 123.0 |
| First Floor Offices | 1,179 | 109.5 |
| **TOTAL** | **12,108** | **1,124.8** |

**Unit 3 can be combined with Unit 4 providing a total size of 24,214 sq ft**

WEST CROSS
INDUSTRIAL PARK

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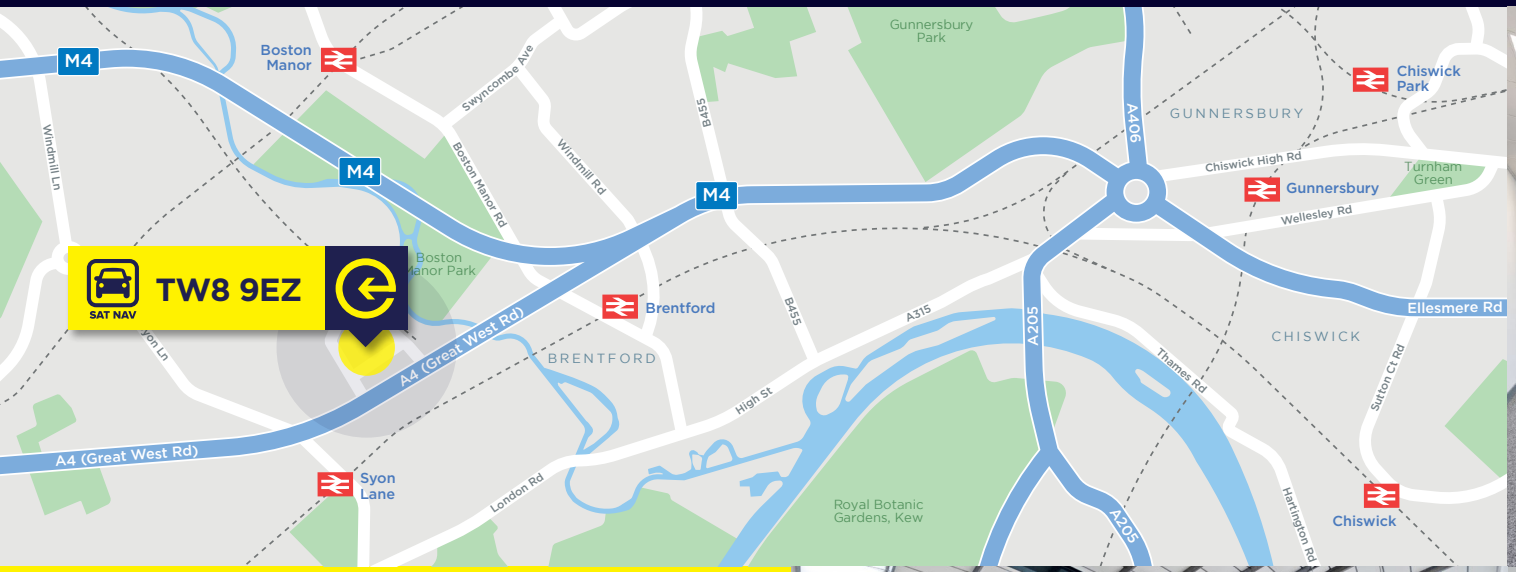
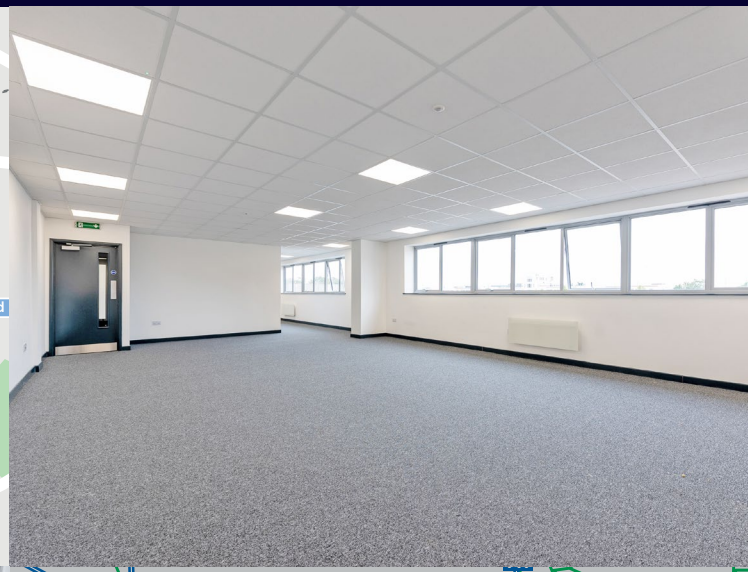


## LEASE

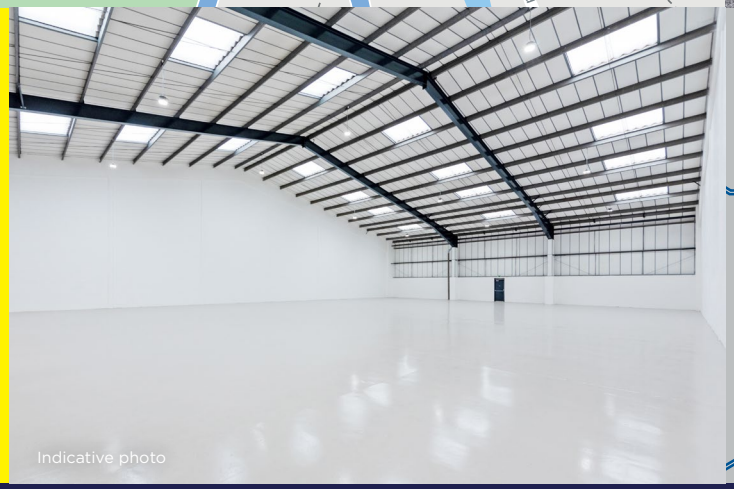
3 Amalgamated Drive is available on an effective full repairing and insuring lease on terms to be agreed.

Rent on application.

## BUSINESS RATES

The property is assessed for business rates with a rateable value of £217,000 (April 2026)and is described as "warehouse and premises". All interested parties should rely on their own enquiries with Hounslow Local Authority.

**EPC** A+ (-2)



AN INVESTMENT BY Legal & General INVESTMENT MANAGEMENT

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