6 SHIELD DRIVE

49,923 SQ FT (4,638 SQ M)

INDUSTRIAL/WAREHOUSE UNIT



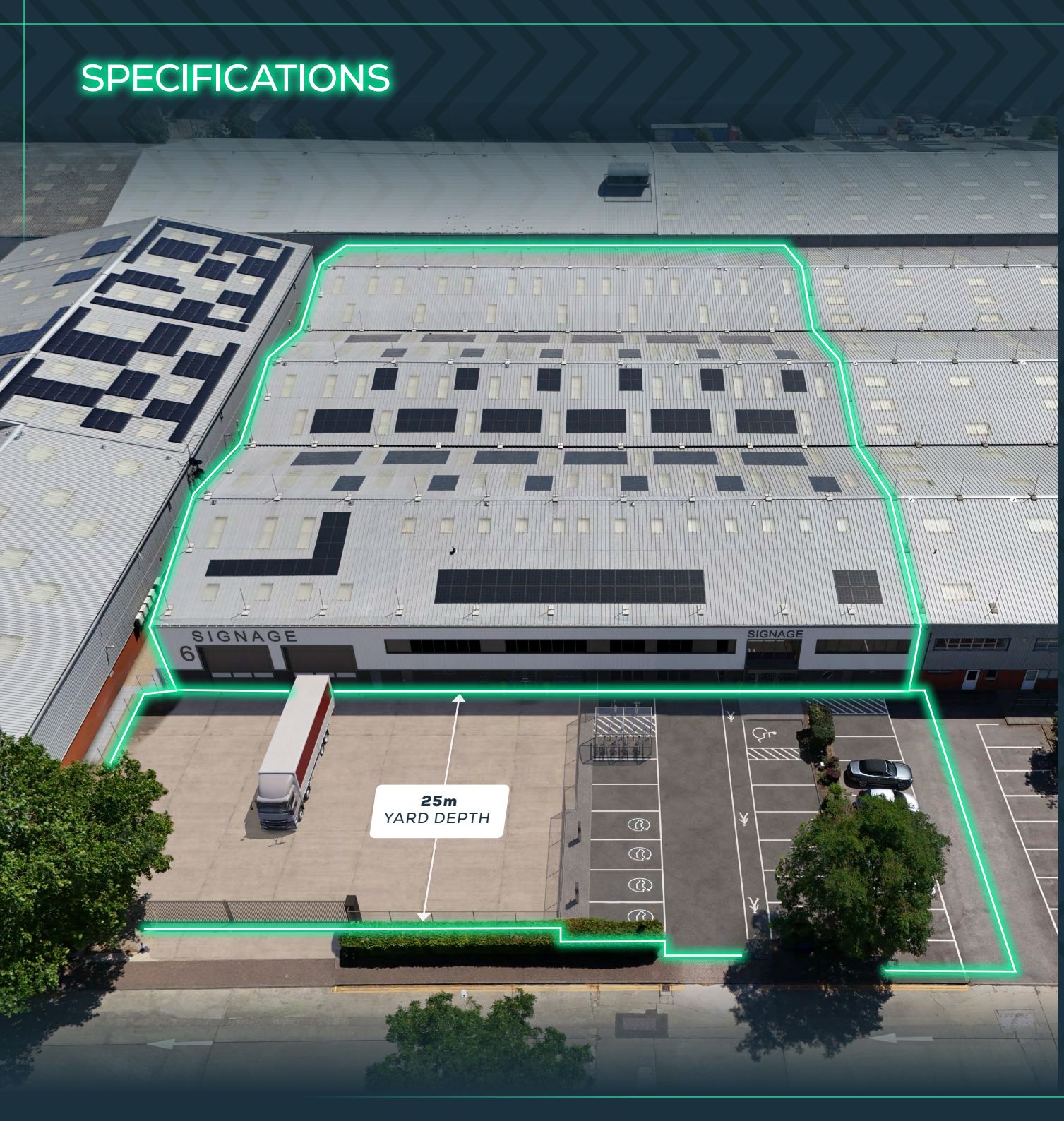
UNDER REFURBISHMENT

AVAILABLE NOVEMBER 2026

WEST CROSS
INDUSTRIAL PARK

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

SPECIFICATIONS



EPC A
(TARGET)

5.5m CLEAR HEIGHT
9m AT APEX

LEVEL ACCESS
LOADING DOORS

SECURE FENCED &
GATED YARD

185 kVA POWER
(WITH UPGRADE TO
600 kVA IN Q4 2027)

PHOTOVOLTAIC
ROOF PANELS

22 CAR
PARKING SPACES

4 DUAL
EV CHARGING POINTS

SECURE SHELTER
FOR 18 BICYCLES

SECURE LOCATION
24/7 ESTATE SECURITY

NEW KITCHENETTE,
WCs & SHOWER
FACILITIES

FULL HEIGHT
RECEPTION & FIRST
FLOOR OFFICES

ACCOMMODATION

Gross External Area (GEA)

6 SHIELD DRIVE	SQ FT	SQ M
GF Warehouse & Undercroft	46,996	4,366
FF Offices	2,928	272
TOTAL	**49,923**	**4,638**







M4 J2
0.5 MILES

HEATHROW AIRPORT
5.8 MILES

CENTRAL LONDON
8 MILES

NORTH CIRCULAR
1.8 MILES

SYON LANE STATION
0.4 MILES / 10 MIN WALK

BOSTON MANOR & OSTERLEY STATIONS
1.4 MILES



OCCUPIERS AT WEST CROSS

Virgin media · sky · GXO · amazon · C E F · currys · WOLSELEY · RENAULT

WEST CROSS
INDUSTRIAL PARK

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



GOLDEN MILE
LOCATION

HEATHROW AIRPORT
5.8 MILES

BRENTFORD STATION
15 MINUTE WALK

OVER 70,000 VEHICLES
PASS ALONG THE A4 DAILY

LOCATION

West Cross Industrial Park is located on the north side of the Great West Road (A4) in Brentford.

The estate is located on the "Golden Mile" stretching between Brentford and Chiswick. The name commonly refers to the historic commercial corridor along the A4/M4 in Hounslow, West London, known for its Art Deco buildings and industrial history, which recently marked its centenary.

London's West End is approximately 8 miles to the east and London Heathrow is approximately 8 miles to the West.

Brentford Mainline station is approximately 15 minutes walk from the estate and connects to London Waterloo in approximately ½ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.

/// what3words.com/gave.verbs.poetic



LEASE
6 Shield Drive is available on a new Internal Repairing Insuring (IRI) lease on terms to be agreed.

Rent on application.

BUSINESS RATES
All interested parties should rely on their own enquiries with Hounslow Local Authority.

VAT
All figures and other costs quoted are exclusive of VAT.

LEGAL COSTS
Each party will be responsible for their own legal costs.

EPC
Target A (to be reassessed post-refurbishment)

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AN INVESTMENT BY
Legal & General
INVESTMENT MANAGEMENT

WEST CROSS
INDUSTRIAL PARK

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