

FIRESTONE

LDN

A NEW ICONIC HQ INDUSTRIAL LOGISTICS FACILITY TO LET
89,904 SQ FT (8,352 SQ M) AVAILABLE NOW
PRIME LONDON LOCATION | BRENTFORD TW8 9DE

[FIRESTONELDN.COM](https://firestoneldn.com)



ICONIC

INDUSTRIAL HEADQUARTERS

Firestone LDN is a new, iconic HQ Industrial Logistics Facility situated in a prime London location and part of a thriving business community at West Cross Industrial Park, London.

It follows a heritage-led design which reinstates the site's art deco identity, aligned with modern day specification and requirements.

The 89,904 sq ft (8,352 sq m) state-of-the-art industrial space is available now.



WINNER.ROBOT.BOAT

WHAT3WORDS



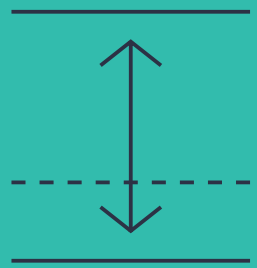
M4 & CENTRAL LONDON

A4 GREAT WEST RD

HEATHROW

FINEST

SPECIFICATION



40 metres
Yard Depth



75kN/m²
Floor Loading



750 kVA power
increasing to 2.1
MVA June 2026



15 metres
Clear Height



62 Cycle
Bays



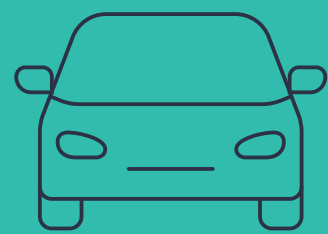
Secure Location
24/7 Estate Security



2 Level
Loading Doors



6 Dock (inc. 2 Euro)
Level Loading Doors



67 Car
Parking Spaces



2 Storey
Grade A+ Offices



Reach aisle pallet
position - 17,236



Narrow aisle pallet
position - 20,724



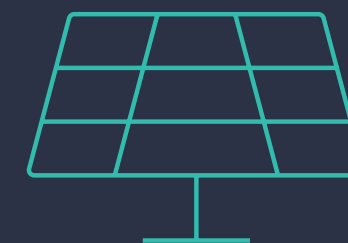


BREEAM

**BREEAM
'Excellent'**



EPC A



**Photovoltaic Panels. c.£85K
cost saving per year*. Annual
usable solar power 370 MWh**



**Rain Water
Harvesting**



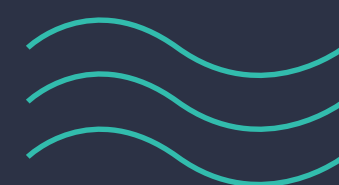
**17 EV
Charging Points**



**Targeting Net Zero
Carbon in Operation**



**All Electric
Building**



**Thermal Comfort
Offices**



**Biodiversity
Net Gain**



AT FIRESTONE LDN

Our new state-of-the-art logistics facility is built with a strong focus on ESG compliance. Featuring sustainable construction, energy-efficient systems, and ethical business practices, it reflects our commitment to environmental responsibility, social impact, and governance excellence.

*Estimated savings based upon an assumed electricity cost drawn from the grid of 26p/kWh

ACCOMMODATION

	sq ft	sq m
Ground floor	70,592	6,558.2
Mid-level core	1,075	99.9
First floor office	8,000	743.2
Second floor office	8,000	743.2
Terrace office	2,018	187.4
Gatehouse	219	20.4
Total	89,904	8,352.3

*All areas are approximate GEA unless stated otherwise
*Please see the technical brochure for further plans and details

PLUS ROOM FOR EXPANSION...

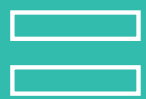


Additional warehouse
storage mezzanine
5,221 sq ft (485 sq m)*

* Approximate GIA



Additional
office floor
6,925 sq ft (643.3 sq m)



Potential total
102,050 sq ft
(9,480.06 sq m)





FIRST

CLASS AMENITIES

Firestone's private roof terrace offers occupiers a break-out space for meetings, lunch or coffee in a tranquil environment. A great place for business and the wellbeing of members of your team.

The HQ is also within short distance of a variety of amenities including pubs, cafés, hotels and local supermarkets. One mile west of the ever popular Chiswick and 0.5 miles from Brentford.

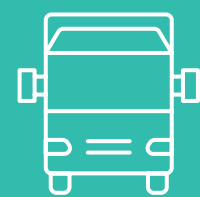






PERFECT LOCATION

Firestone is strategically located 8 miles west of London and one mile west of the ever popular Chiswick. It directly fronts the A4 and is 0.5 miles from Junction 2 of the M4 and 5.8 miles from Heathrow.



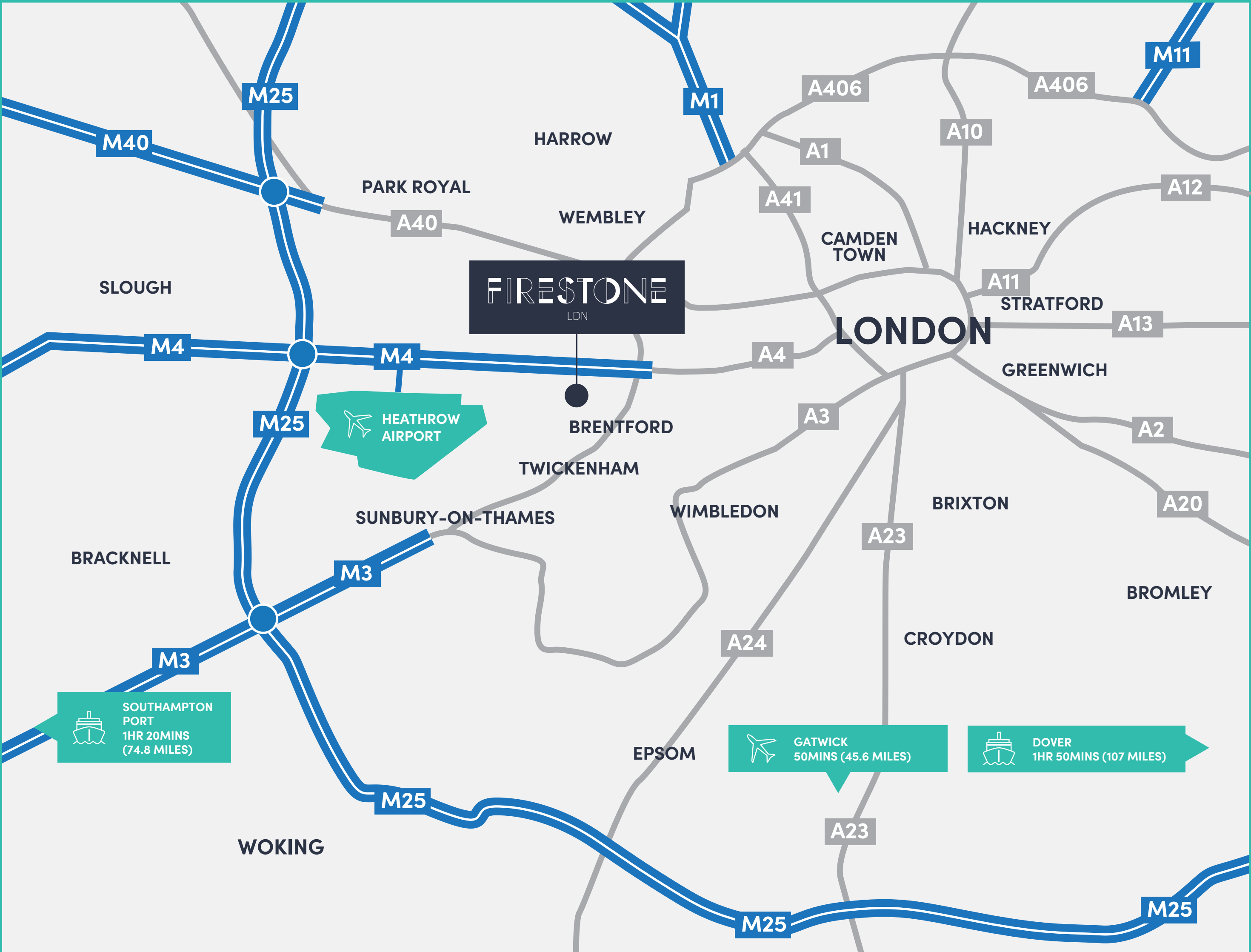
DRIVE-TIMES*

M4 - 4 MINS (2.5 MILES)	HEATHROW AIRPORT - 14 MINS (5.8 MILES)
M3 - 16 MINS (7.8 MILES)	CENTRAL LONDON - 39 MINS (9.4 MILES)
M1 - 18 MINS (9.8MILES)	GATWICK AIRPORT - 50 MINS (45.6 MILES)
M40 - 20 MINS (11.2 MILES)	LONDON GATEWAY - 1HR 5 MINS (47.2 MILES)
M25 - 4 MINS (9.7 MILES)	SOUTHAMPTON - 1HR 20 MINS (74 MILES)
	DOVER - 1HR 50 MINS (107 MILES)



TRAIN TIMES

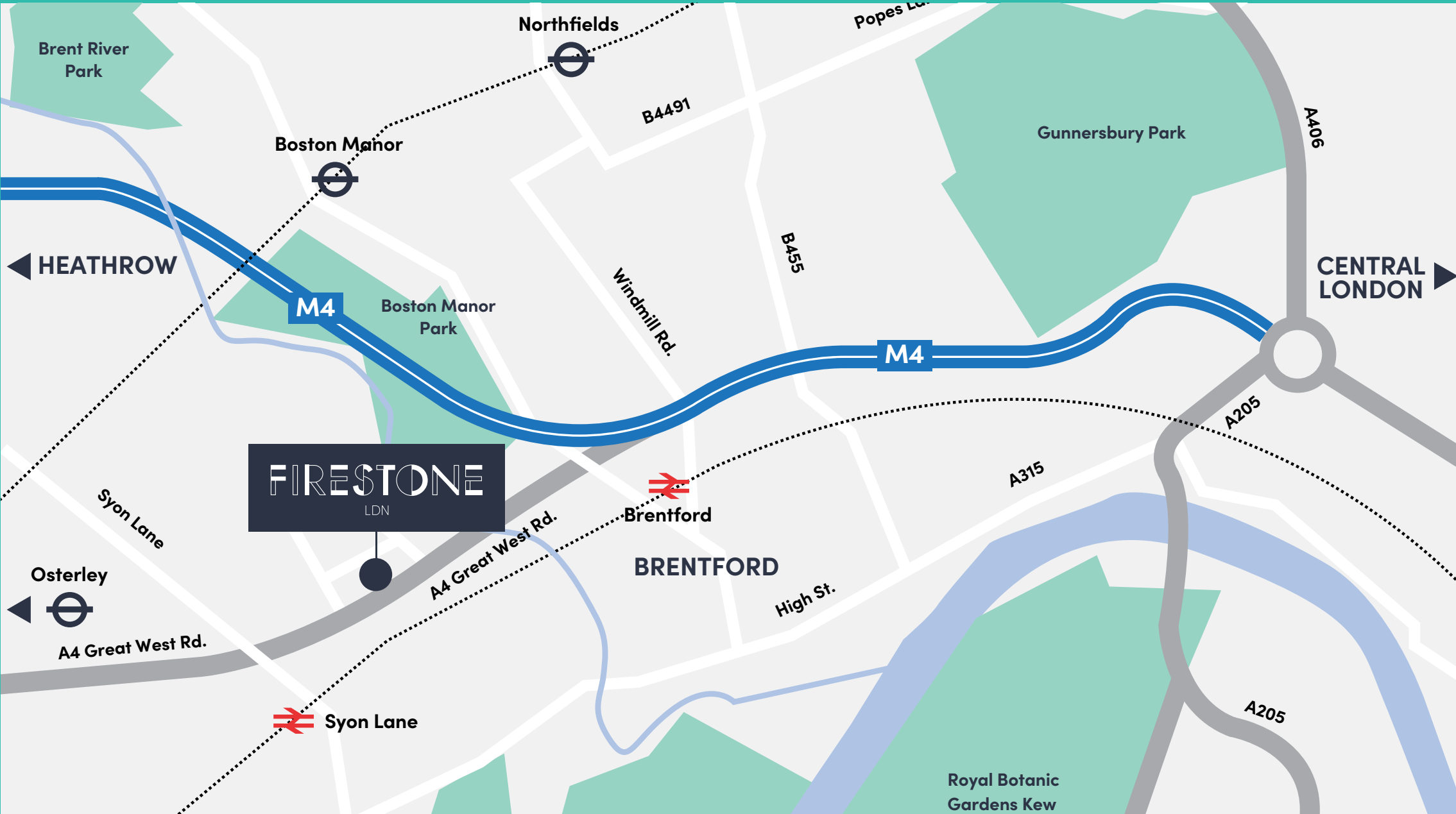
Syon Lane station is located within 10 minutes’ walk providing access to London Waterloo via South Western trains in under 35 minutes.



*All times taken from Google Maps



LOCAL AREA & DEMOGRAPHICS



POPULATION & TRAVEL

2.8

MILLION PEOPLE
WITHIN 30 MINS
DRIVE

Representing 70% of all people aged 16+

6

MILLION PEOPLE
WITHIN 45 MINS
DRIVE

Representing 70% of all people aged 16+

65%

OF THE AREA ARE
ECONOMICALLY
ACTIVE

(Within 30 minutes)

* Source: Knight Frank

10.2%

EMPLOYED IN
TRANSPORT &
STORAGE

3.8%

EMPLOYED IN
MANUFACTURING

288,181

POPULATION
OF HOUNSLOW

* Source: NOMIS



M4 J2
2.5 MILES

NORTH CIRCULAR
1.8 MILES



SYON LANE STATION
0.4 MILES /
10 MIN WALK



HEATHROW AIRPORT
5.8 MILES



BOSTON MANOR &
OSTERLEY STATIONS
1.4 MILES



BRENTFORD
STATION
0.8 MILES

49,496

CARS PASS BY ON
THE A4 (ON AVERAGE
PER DAY)

*All times taken from Google Maps





FIRESTONE

LDN

FIRESTONE LDN IS AVAILABLE TO LET ON A NEW FRI LEASE. PLEASE CONTACT THE JOINT AGENTS FOR FURTHER INFORMATION

A DEVELOPMENT BY



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