



Unit 4, International Trading Estate, Trident Way, Southall, UB2 5LF



Industrial / Distribution Unit – To Let
Semi - detached warehouse / industrial
of approximately 51,639 sq ft (4,797 sq m)



SUMMARY

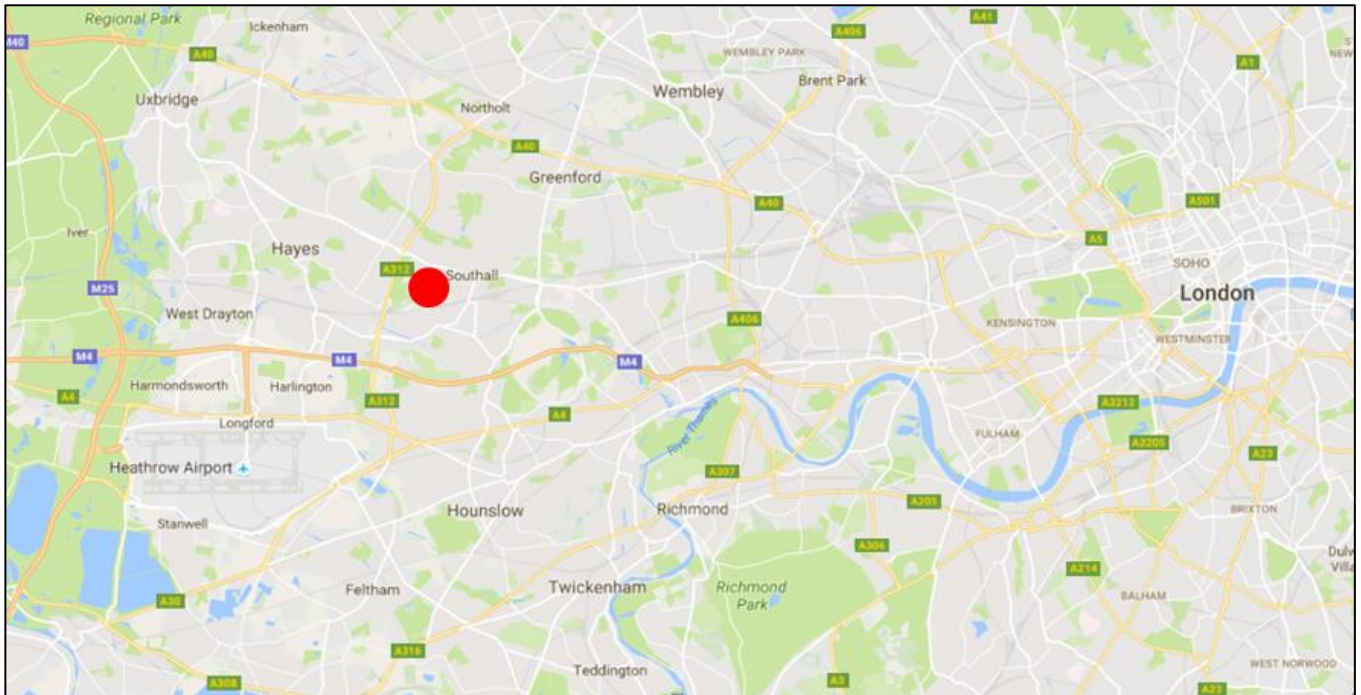
- Prime Greater London industrial location
- Within 15 miles of central London
- Excellent road links being located 1.3 miles to J3 of the M4 motorway
- **Warehouse / distribution unit** with ancillary offices
- Totalling approximately 51,639 sqft (4,798 sqm)
- Minimum eaves height **5.5 m (18 ft)**
- **Four full height roller shutter doors**
- 24 hour security
- 3 phase power

CONTACT

BNP Paribas Real Estate

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LOCATION

Located on the border of Hayes and Southall, the International Trading Estate is situated in a prime business location with excellent access to the M4 motorway.

TRANSPORT LINKS

Motorway:

A312 (Hayes by-pass)	1 mile	(1.6 km)
M4, J3	1.5 miles	(2.4 km)
M25, J15	5 miles	(8.0 km)
M1, J1	12.4 miles	(20.0 km)

Southall Rail: (Approximately 1.4 miles)

Fastest Journey Times

London Paddington	19 minutes
Heathrow	15 minutes
Reading	45 minutes

Airports:

Heathrow	5 miles	(8 km)
London City	35 miles	(56 km)
Gatwick	45 miles	(72 km)

RATES Information on request.

EPC Information on request.

DESCRIPTION

The former Steinhoff building is a semi-detached warehouse / industrial unit of steel portal frame construction with brick elevations under a double pitched roof benefiting from 4 electric loading doors and a two storey ancillary office pod to the front of the warehouse.

ACCOMMODATION

GIA*	SQ FT	SQ M
Warehouse	44,776	4,160
Grd Offices	3,057	284
1st Offices	3,806	354
Total	51,639	4,798

*Measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

The property is available by way of a sub-lease, terms are available on request.

LEGAL COSTS

Each party to bear their own costs.

