

# PRIME LAST MILE WAREHOUSE / INDUSTRIAL UNIT

**COMING JUNE 2023**  
**AVAILABLE TO LET**  
**77,947** Sq Ft (**7,241** Sq M) GEA



Indicative cgi

# ESTABLISHED LAST MILE LOCATION

Bridge Point Southall is an ideally located detached and self-contained distribution warehouse, totalling 77,947 sq ft.

Good access to the M25/J15 and M4/J3 with direct routes to West London and Heathrow.

The immediate area is an established industrial location popular with last mile logistics, trade counters, manufacturers, aviation sector, food production and the film industry.



Nearby occupiers include:



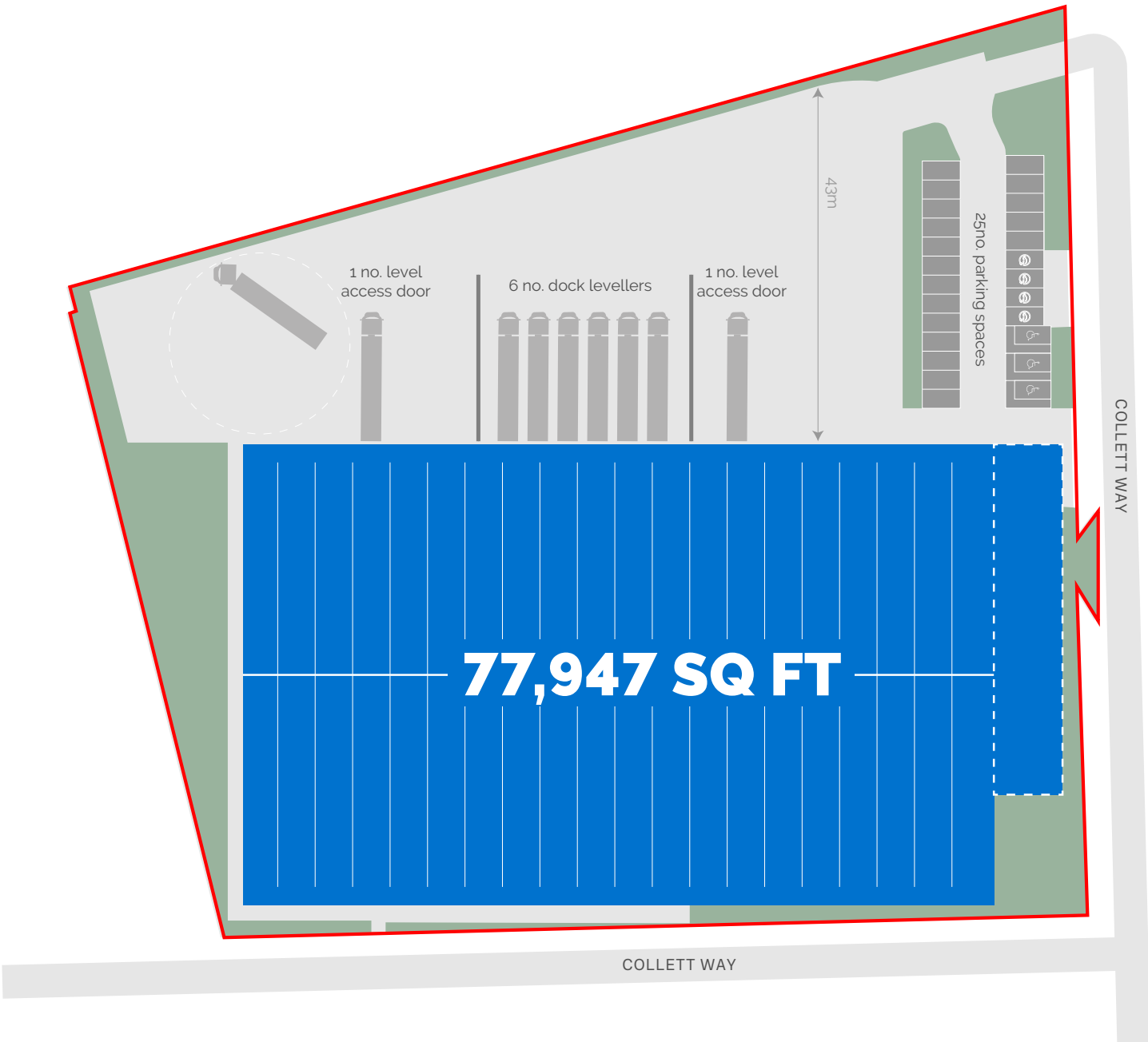
## ESG INITIATIVES

- BREAAAM – Excellent
- EPC – A
- Net Zero Carbon
- LED Lighting to all areas with daylight compensation to the offices
- Incorporating cycle parking and electric vehicle charging points to encourage sustainable transport
- Optimising building orientation, glazing, and fabric to reduce energy consumption and associated emissions through passive design

5,947,174 people living within a 15 mile radius

11,000 people locally employed in the transport and storage sector

9.4% of the local population employed in the manufacturing sector



## BEST IN CLASS LOGISTICS UNIT

Area	Sq Ft	Sq M
Warehouse	68,321	6,347
Offices	9,626	894
Total GEA	77,947	7,241

  
25 Car Parking Spaces

  
Floor Loading 50 kN/m²

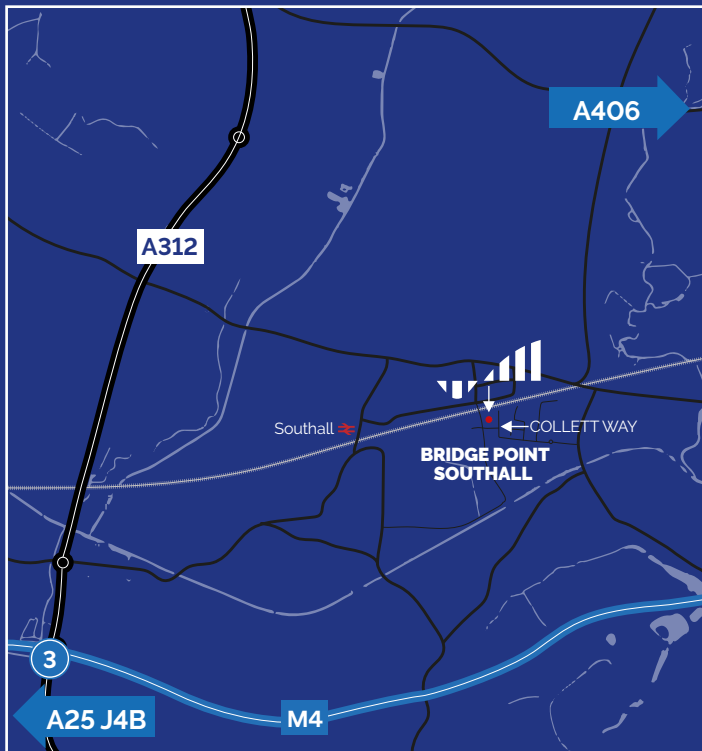
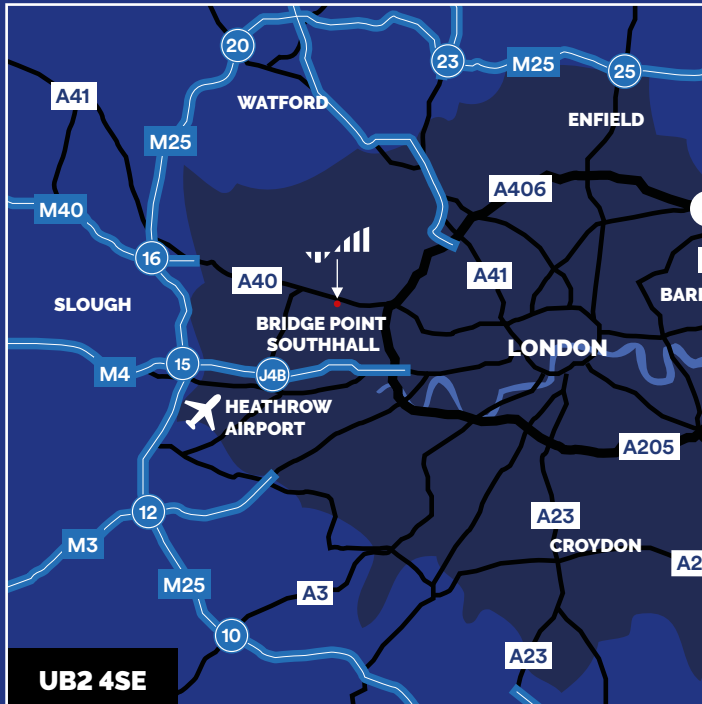
  
6 Dock Level Doors

  
15m Clear Internal Height

  
2 Level Access Door

  
43m Yard





## PRIME CONNECTIVITY

**Bridge Point Southall is located just off of the M4, with direct access to the M25 (J4B) to the West and the A406/North Circular and Central London to the East.**

Great Western Railway and TFL links are provided at Southall Station which is a less than 10 minute drive from the site. Heathrow Airport is situated only 5 miles to the South.



### Road Miles

M4 J3 - 3.9 miles  
A40 - 4.3 miles  
M25 J15 - 8.0 miles  
M40 J1 - 9.7 miles



### Rail Miles

Southall - 1.9 miles  
Ealing Broadway - 3.3 miles  
London Bridge - 14.9  
Ebbfleet - 35.4



### Port Miles

DP World - 47.2  
Southampton - 71.6  
Felixstowe - 105.0  
Dover - 112.0



### Airport Miles

Heathrow - 5.0  
London City - 21.1  
Luton - 36.2

### EPC

Target EPC rating of A

### BREEAM

BREEAM Excellent

### Planning

The consented scheme will allow for the unit to be occupied for B2 and B8 uses.

### Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.

**BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES.**



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