



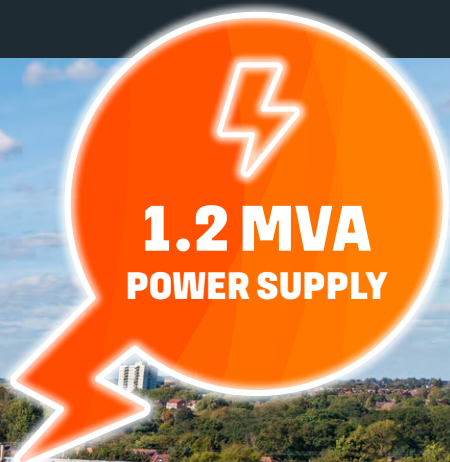
UNIT E

Great Western Industrial Park

DEAN WAY // SOUTHALL // UB2 4SD

INDUSTRIAL / LOGISTICS UNIT TO LET

AVAILABLE NOW



**1.2 MVA
POWER SUPPLY**

High-Spec Space in a
Prime West London Location
43,271 sq ft (4,020 sq m) GEA.

Warehouse	41,000 sq ft	3,809 sq m
Offices	2,271 sq ft	211 sq m
Total Area	43,271 sq ft	4,020 sq m

Areas shown are GEA

DEAN WAY | SOUTHALL | UB2 4SD

Specification



Fully
refurbished



8.5m clear
height



4 level
access doors



1.2 MVA
power supply



35m secure
yard



24/7 access &
CCTV



Elizabeth Line
access within
walking distance



Available
immediately



Controlled barrier
access to estate

ESG Credentials



Target EPC
B Rating



New LED
lighting



Electric heating
& cooling



PV
panels



4 EV
charging points



Nasco

Delifrance

Matalan

Delifrance

Noon

Selco

A4020

A4127

UNIT E

Dean Way

Armstrong Way

A Proven Location for Industry

Great Western Industrial Park is a secure, established estate strategically located between Southall and Ealing.

The area is home to a wide range of national and international trade, distribution, and manufacturing businesses.



5 MILLION

Population:
c.5 million people live within 10 miles

Source: GHSL/SEDAC population grid via postcode radius tools



250,600

Workforce:
250,600 working-age residents in Ealing (68% of population)

Source: ONS – Nomis, Ealing Labour Market Profile



85%

Economically Active:
85% (Apr 2024 – Mar 2025)

Source: ONS – Nomis



6.9%

Employment in Transport & Storage:
6.9% (above London average of 4.3%)

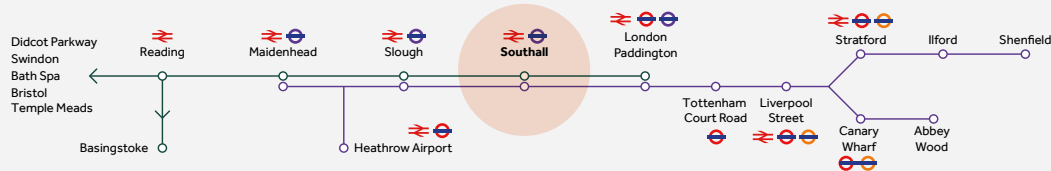
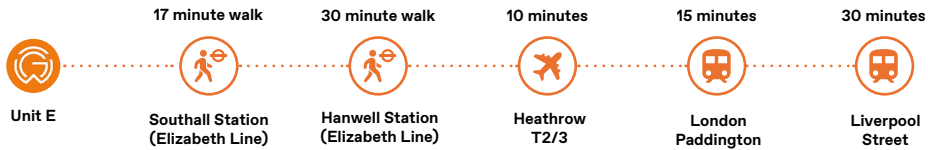
Source: ONS – Nomis, Business Register & Employment Survey 2023

Exceptional Transport Links

Unit E is located on Dean Way, with immediate access to:



Public transport:



OPEN IN GOOGLE MAPS



WHAT3WORDS: ///CLUBS.RINGS.SINGS





Contact



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New FRI lease available.
Lease terms to be agreed.



For further information or to arrange an inspection please contact the agents.