

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)



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FirestoneLDN

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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.

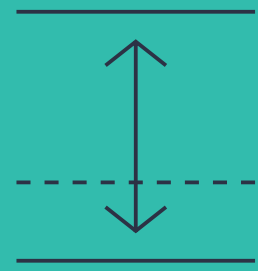
It follows a heritage-led design which reinstates the site's art deco identity, aligned with modern day specification and requirements.

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



FINEST

SPECIFICATION



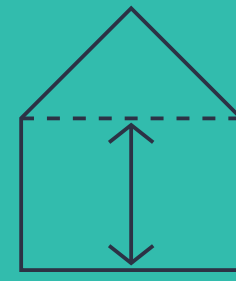
40 metres
Yard Depth



75 k/N psm
Floor Loading



750 kVA power
+ Potential to Increase



15 metres
Clear Height



62 Cycle
Bays



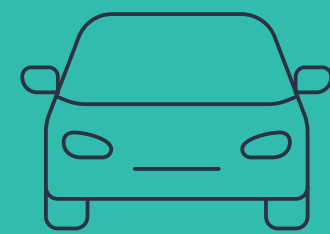
Secure Location
24/7 Estate Security



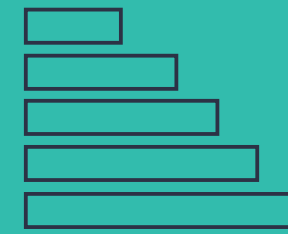
2 Level Access
Loading Doors



6 Dock Level
Loading Doors + 2 Euro
Dock Level Loading



67 Car
Parking Spaces



2 Storey
Grade A+ Offices



Reach aisle pallet
position - 17,236



Narrow aisle pallet
position - 20,724



Indicative CGI

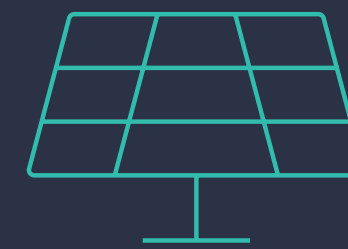
*Please see the technical brochure for more details

BREEAM

Minimum BREEAM
'Excellent'



Targeting
EPC A+



Photovoltaic
Panels. c.£85K cost
saving per year*



Rain Water
Harvesting



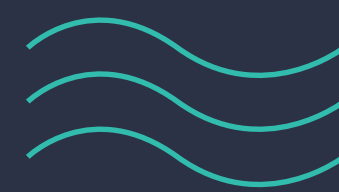
17 EV
Charging Points



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)*

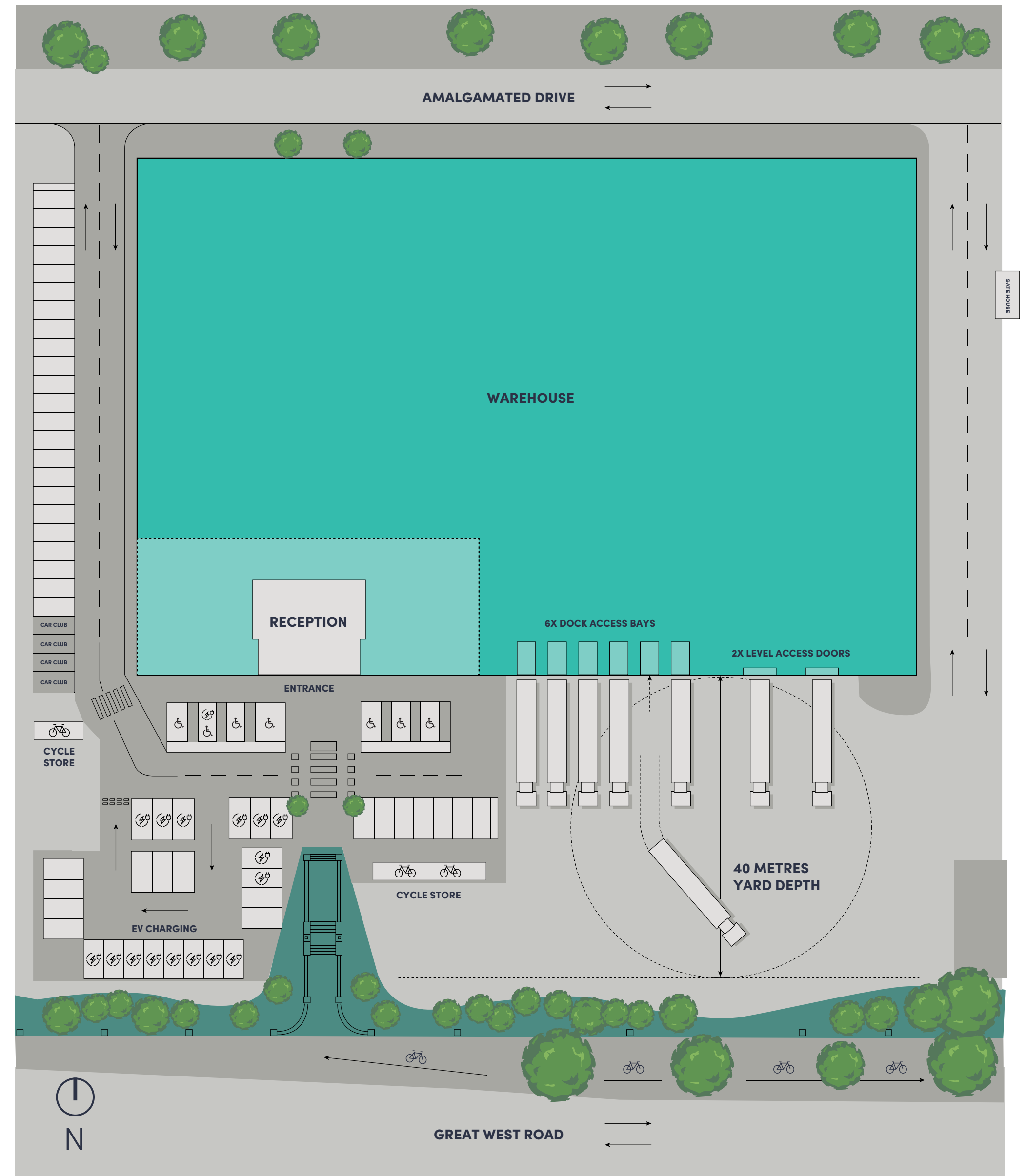
* Approximate GIA



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.

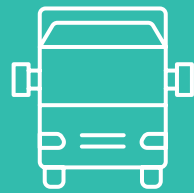
The HQ is also within short distance of a variety of amenities including pubs, cafés, hotels and local supermarkets. One mile west of the ever popular Chiswick and 0.5 miles from Brentford.



ONE

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



WINNER.ROBOT.BOAT



TW8 9DE

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)



FirestoneLDN

FirestoneLDN

ALPINE

FIRESTONE

LDN

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

A DEVELOPMENT BY



FIRESTONELDN.COM



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