



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          |
| <b>Total Area</b> | <b>43,271 sq ft</b> | <b>4,020 sq m</b> |

Areas shown are GEA

DEAN WAY | SOUTHAALL | 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

Dean Way

Armstrong Way

UNIT E

# 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%)

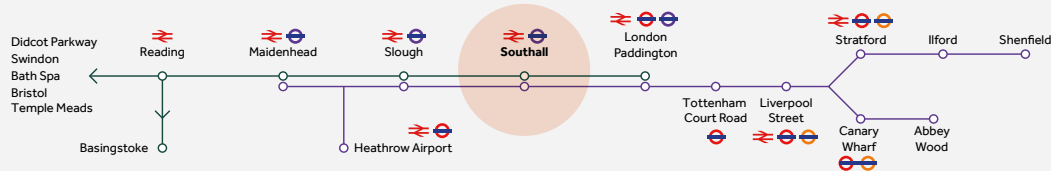
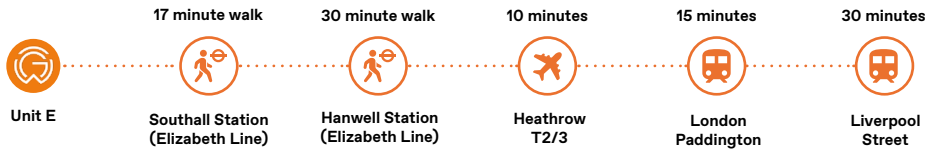
Source: ONS – Nomis, Business Register &  
Employment Survey 2023

# 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.**