



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

***45,812 sq ft** (4,256 sq m) GEA.

*Floor area to be checked



Warehouse	41,968 sq ft	3,899.0 sq m
Offices	3,844 sq ft	357.1 sq m
Total Area	45,812 sq ft	4,256.1 sq m

Areas are GEA and subject to final measurement.

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

UNIT E

A4127

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%)

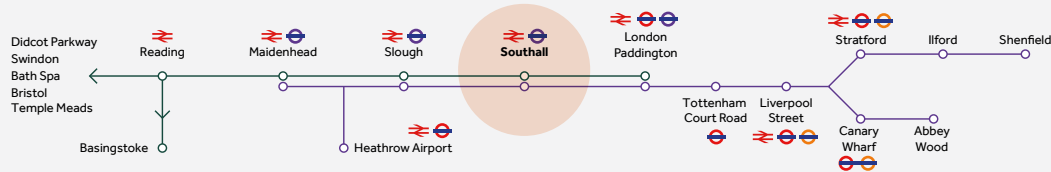
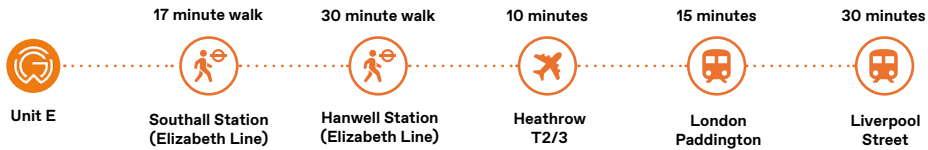
Source: ONS – Nomis, Business Register & Employment Survey 2023

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



020 8759 4141
jll.co.uk/property

JAMES MILLER
M: 07702 975 222
E: James.Miller@jll.com

SARAH DOWNES
M: 07856 003033
E: Sarah.Downes@jll.com



020 3328 9080
www.dtre.com

ROBERT COHU
M: 07860 659 043
E: Robert.Cohu@dtre.com

MADDIE MORIARTY
M: 07545 582097
E: Maddie.Moriarty@dtre.com



**New FRI lease available.
Lease terms to be agreed.**



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