



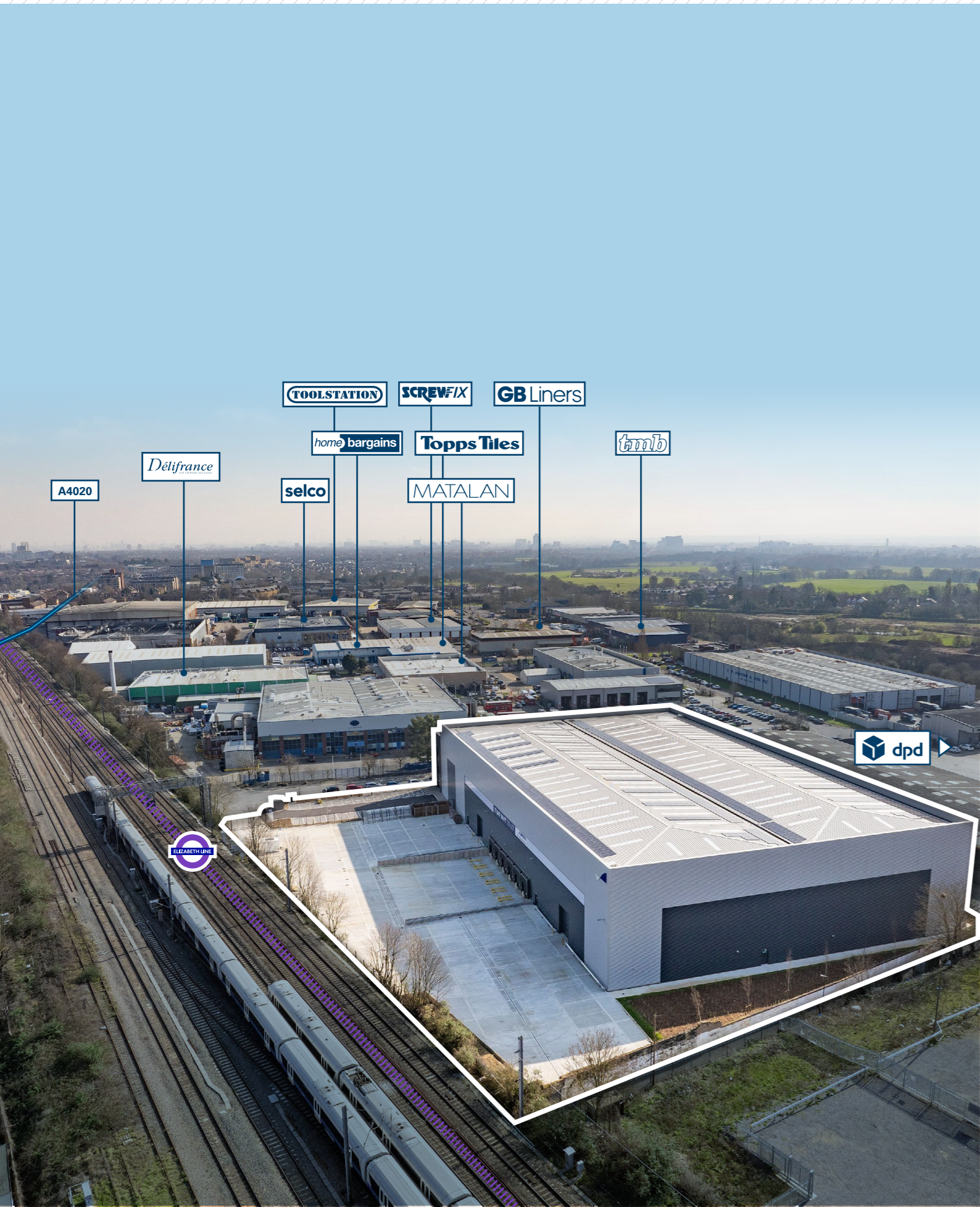
COLLETT WAY
SOUTHALL
UB2 4SE

**78,550 SQ FT (7,297.6 SQ M) PRIME
LAST-MILE URBAN LOGISTICS UNIT**

**TO LET/
FOR SALE**

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Key Points

Exceptional specification. Collett Way Southall has been designed to incorporate best-in-class specification benefiting from the following.

- 15m clear internal height
- Total power 500 kva
- Floor loading 50 kn/m²
- 43m fully secure yard
- Comfort heating / cooling
- Lg7 lighting
- Ability to install fibre internet
- 6 Dock and 2 level access door
- 360° Lorry turning
- Pv panels
- 24/7 365 Unrestricted use
- 25 Car parking spaces
- Class eg(ii), eg(iii), b2 and b8
- Office- cat-a fit out
- Kitchenette

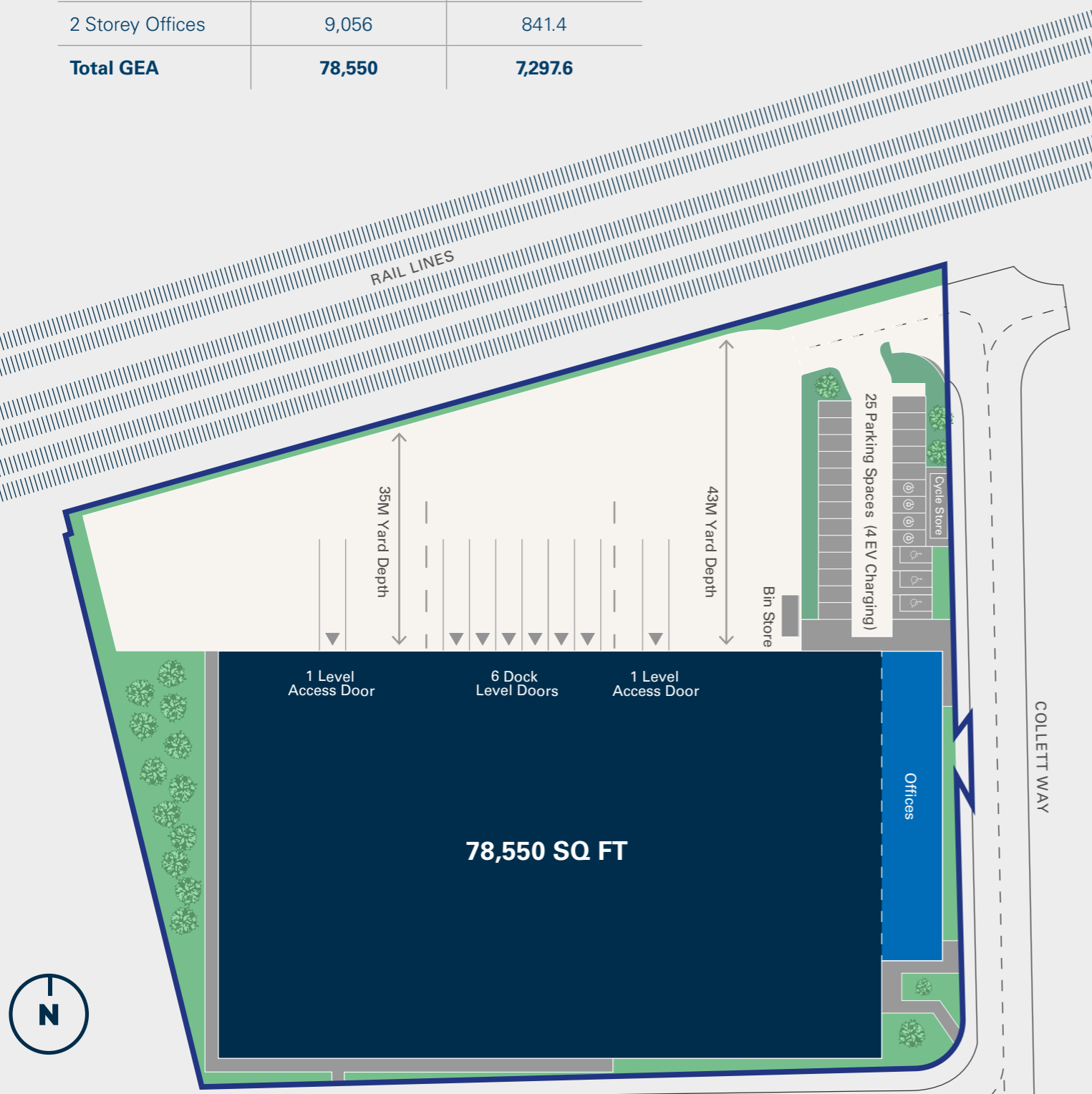
78,550 SqFt

Total GEA. Warehouse & 2 Storey Offices.

24/7


24/7, 365 day, unrestricted use

Area	Sq Ft	Sq M
Warehouse	69,494	6,456.2
2 Storey Offices	9,056	841.4
Total GEA	78,550	7,297.6




BUILT FOR TOMORROW


Collett Way Southall has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation, safeguarding against the requirements of tomorrow.




Active and Passive
Electric Vehicle
Charging Points




BREEAM
Excellent




Operational Net
Zero Carbon




Cycle Parking



PV Panels




Air Source Heat
Pumps




EPC A+ Rating

OPERATIONAL COST SAVINGS


Collett Way Southall has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation, safeguarding against the requirements of tomorrow.



Maximum PV Coverage
Producing 259.12 kW
per annum*



Cost Savings
£1.46 per sq ft
per annum*



CO2 Savings
58 ton saving
per annum*

*Estimated figures- more information available on request

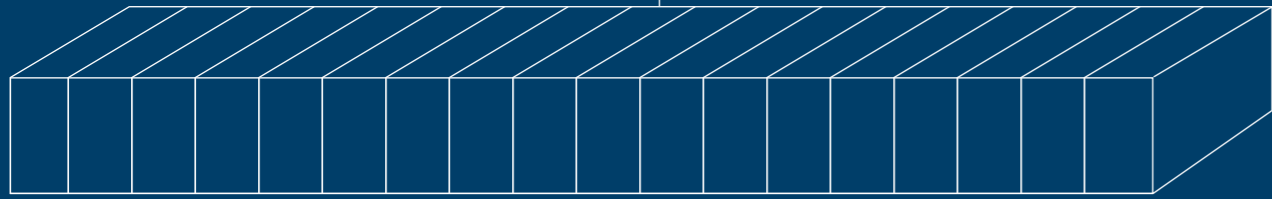
SMALL ON FOOTPRINT, BIG ON VOLUME

With enhanced clear internal height we're able to offer significantly greater internal volume versus the competition and the film industry.

VNA RACKING LAYOUT

G+7 = 13,648 potential total pallet locations

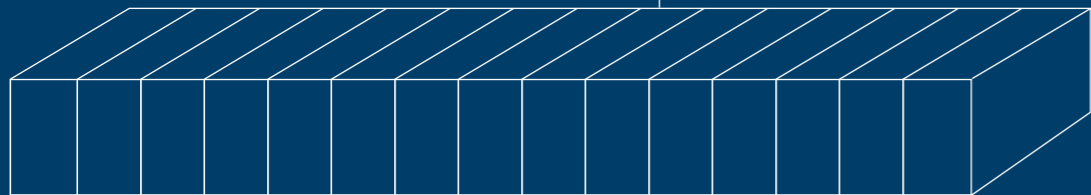
13,648
PALLET



WIDE AISLE STORAGE LAYOUT

G+7 = 11,088 potential total pallet locations

11,088
PALLET



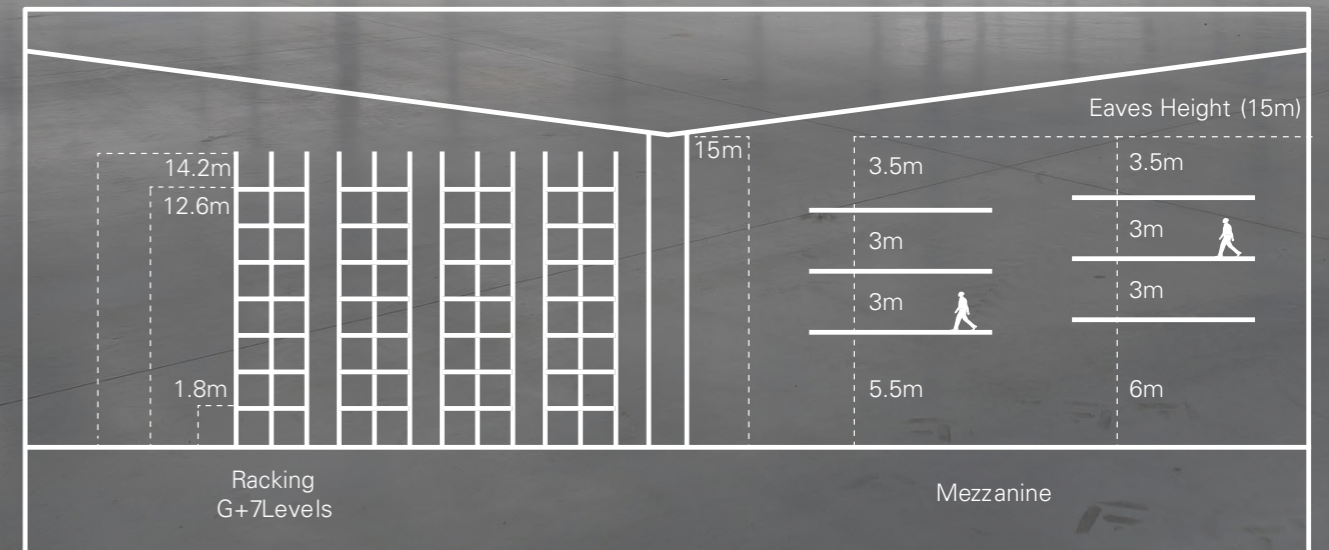
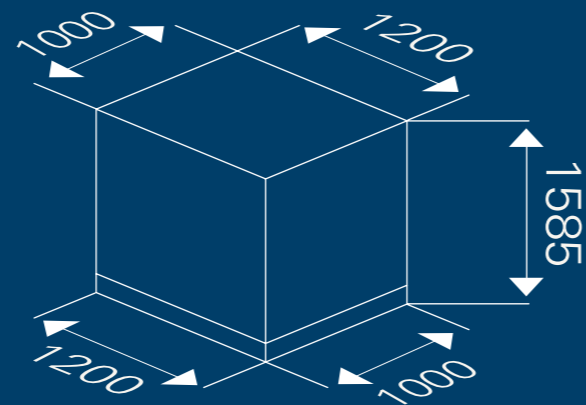
ENHANCED VOLUME

25% more cubic capacity vs. 12m internal height
33% more cubic volume vs. 10m internal height

LOAD TYPE : L1 PALLET

Load Dimensions (W x D x H):
1000mm x 1200mm x 1415mm

Pallet Dimensions (W x D x H):
1000mm x 1200mm x 160mm



LOCATION

Perfectly located in Southall, within ease of access to central London, Heathrow and the wider motorway networks. With more advanced and sustainable credentials than other logistic facilities within the area.

13,000,000+

People live within a 60 minute drive time.

5,947,174

People living within a 15 mile radius.

£572.6

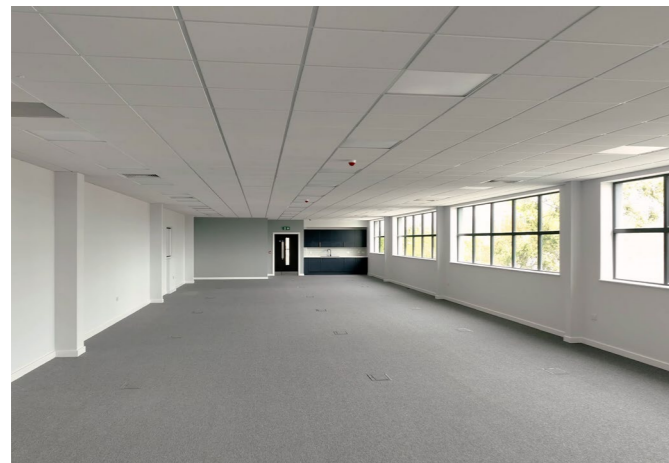
The average wage in Southall is £194 lower than the London average.

8.6%

Of the local population are employed in manufacturing.

10,000+

People in the local area are employed in the transport and storage sector.

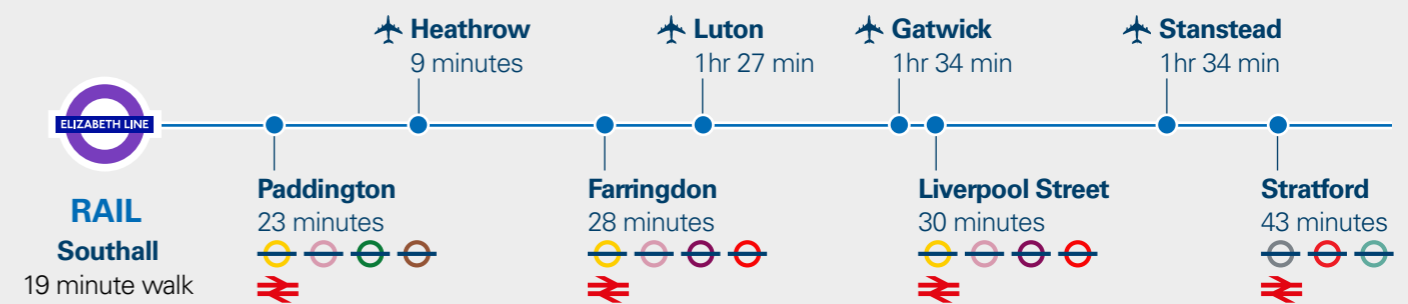


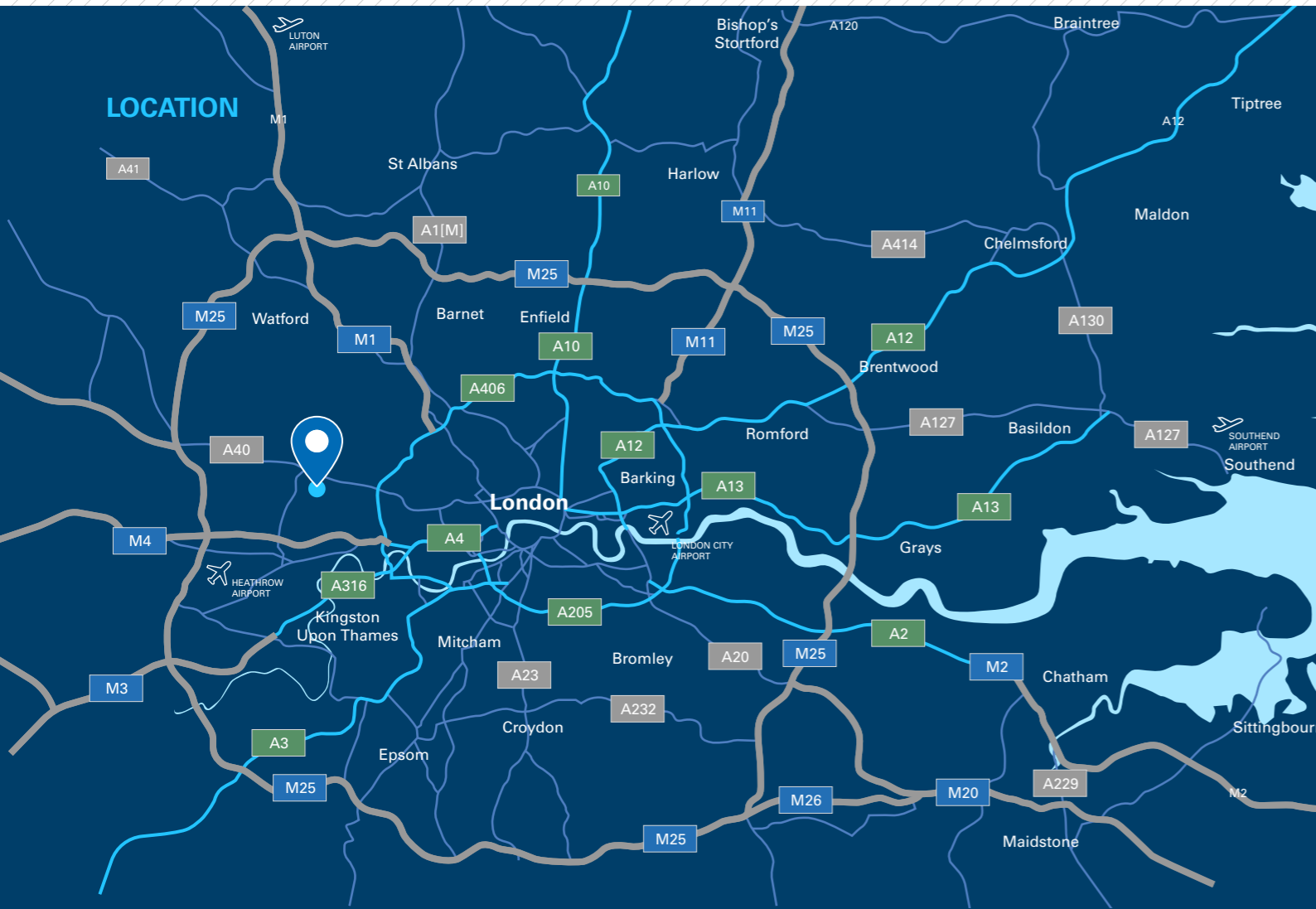
SOURCE : nomisweb.co.uk, freemaptools.com

TRANSPORT LINKS




CONNECTIVITY





CONNECTIVITY

	M4 J3 3.9 miles	A40 4.3 miles	M25 J15 8.0 miles	M40 J1 9.7 miles
	Heathrow 5.0 miles	London City 21.1 miles		
	Southall 1.9 miles	Ealing Broadway 3.3 miles	London w 14.9 miles	
	Paddington 24 mins	Bond Street 37 mins	Liverpool Street 46 mins	
	DP World 47 miles	Southampton 72 miles		



EPC

EPC rating of A.

PLANNING

Planning allows for the unit to be used for EG(ii), EG (iii), B2 and B8 uses.

BREEAM

BREEAM Excellent.

TERMS

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

PRICE/RENT

Freehold price and leasehold quoting rent available on application.

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