



78,550 sq ft
To Let / For Sale

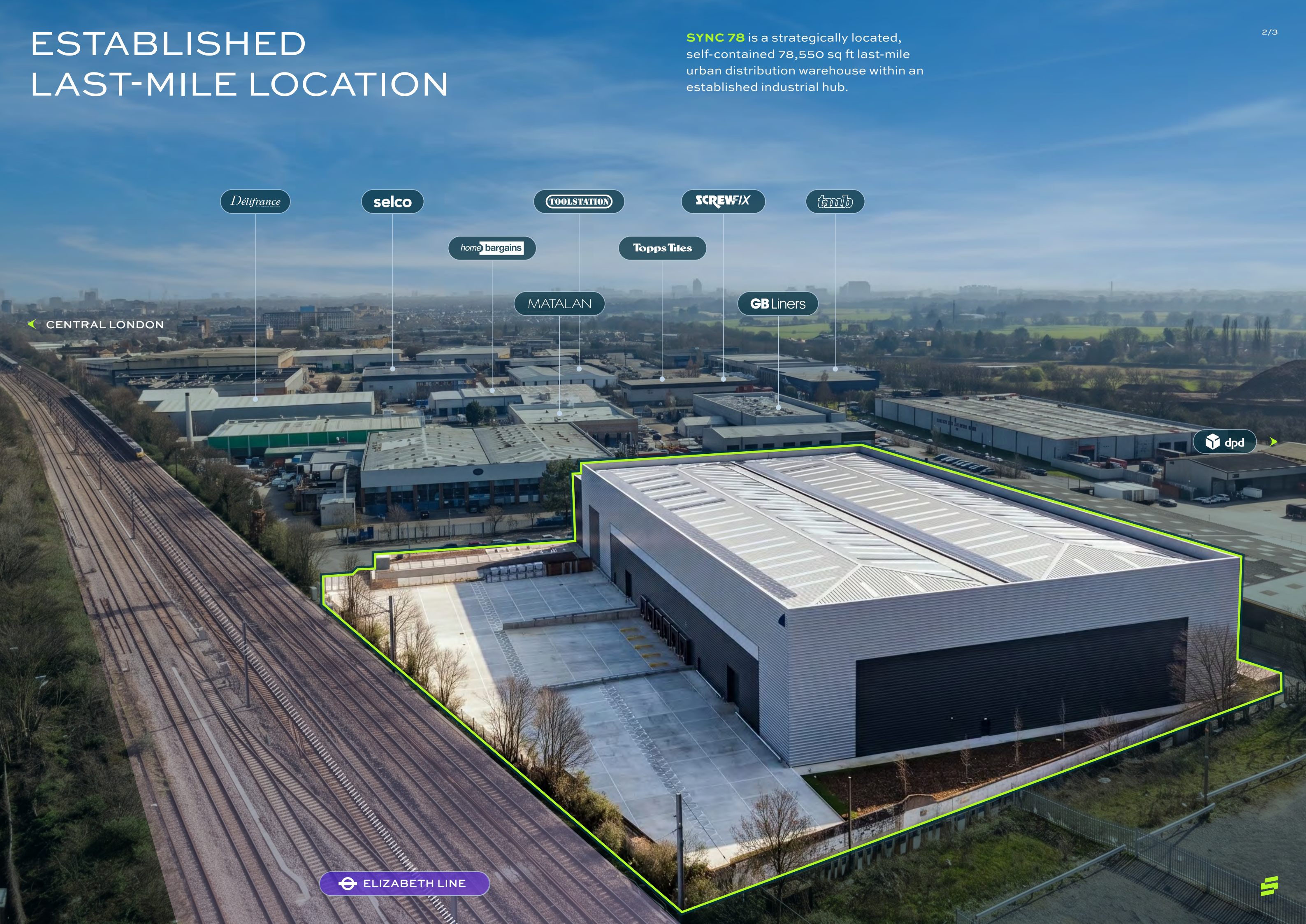
Collett Way,
Southall, UB2 4SE

Heathrow 
5 Miles

PRIME URBAN LOGISTICS FACILITY

ESTABLISHED LAST-MILE LOCATION

SYNC 78 is a strategically located, self-contained 78,550 sq ft last-mile urban distribution warehouse within an established industrial hub.



Déiifrance

selco

TOOLSTATION

SCREWFIX

tmb

home bargains

Topps Tiles

MATALAN

GB Liners

← CENTRAL LONDON

dpd →

ELIZABETH LINE



BUILT-TO-PERFORM SPECIFICATIONS

SYNC 78 has been designed to incorporate best-in-class specification for modern occupiers.

- 

Floor Loading
50 kN/m²
- 

Up to 500 kVA
Power Supply
- 

PV Panels
Included
- 

15m Clear
Height
- 

43m Fully
Secure Yard
- 

Temperature
Control
- 

6 Dock & 2 Level
Access Doors
- 

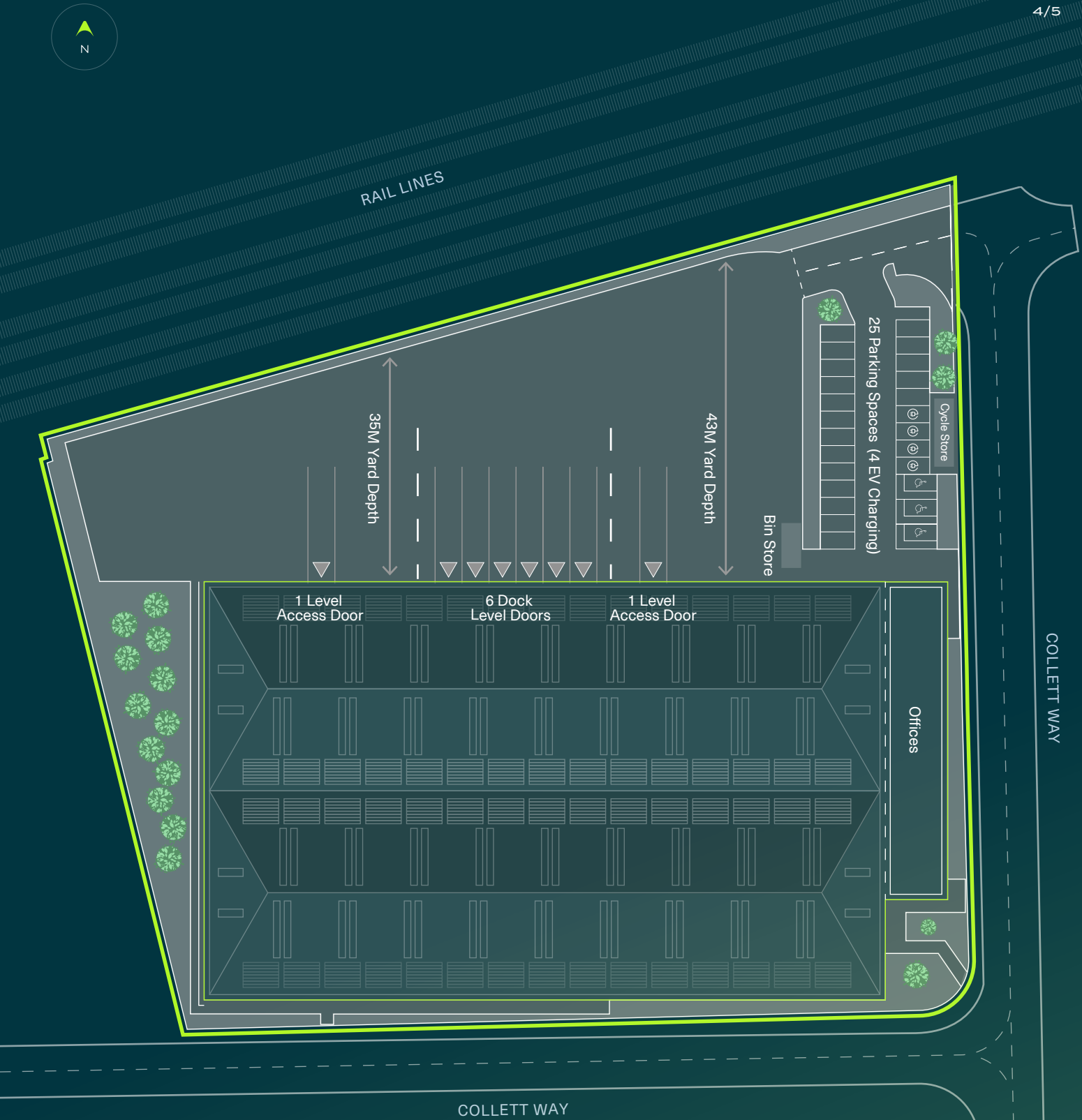
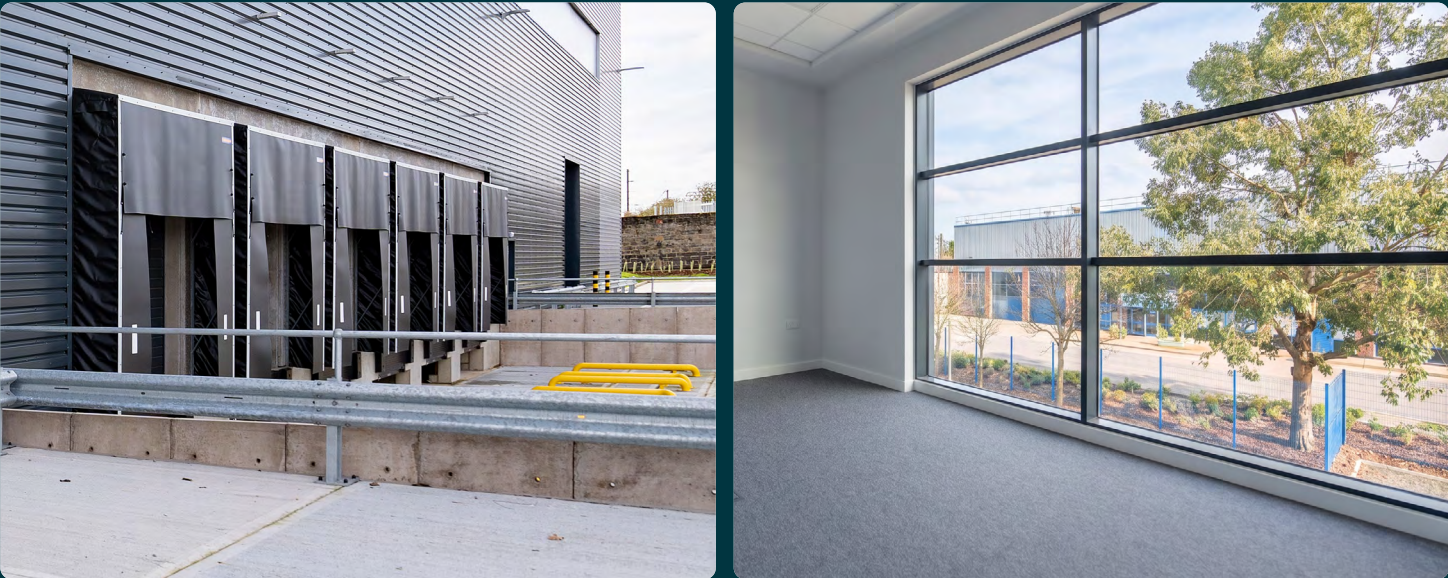
360° Lorry
Turning
- 

25 Car Parking
Spaces
- 

LG7 Lighting
- 

Cat-A Offices
& Kitchenette
- 

Class E(g)(ii), E(g)
(iii), B2 and B8



COLLETT WAY		
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

Designed with a sustainable future in mind, featuring best-in-class ESG credentials to reduce occupational costs.


Operational
Net-Zero Carbon



EV
Charging



BREEAM
Excellent



EPC A+
Rating



Air Source
Heat Pumps



Solar
Panels



Cycle
Parking



OPERATIONAL COST SAVINGS:

£1.46 / SQ FT

Estimated cost reduction per year*

259.12 KW

Solar energy produced per annum*

58 TONNES

CO2 saved per annum*



SMALL ON FOOTPRINT... BIG ON VOLUME

Enhanced clear internal height of 15m offers significantly greater internal cubic volume.

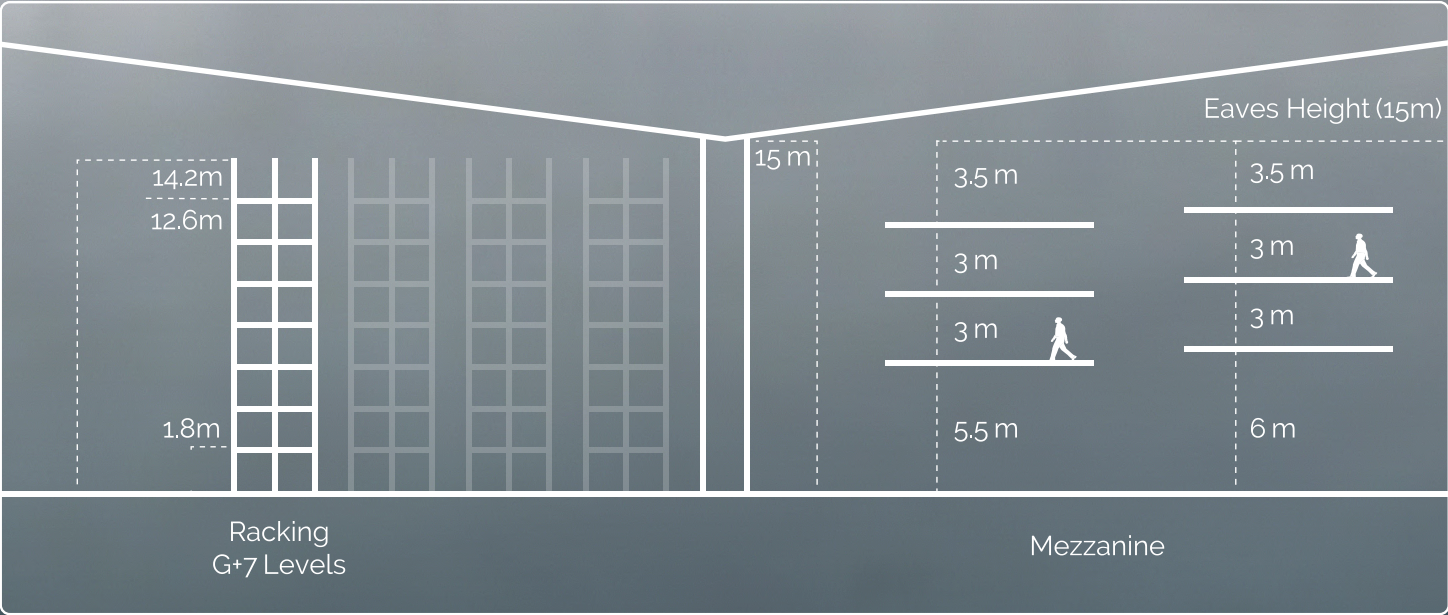
VNA RACK LAYOUT	WIDE AISLE STORAGE	33% MORE	25% MORE
G+7 = 13,648 potential Total pallet locations	G+7 = 11,088 potential Total pallet locations	Cubic volume vs. 10m internal height	Cubic volume vs. 12m internal height



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



WORLD-CLASS LOGISTICS NETWORK



SYNC 78 is strategically located in Southall, offering rapid access to Central London, Heathrow, and major motorways, plus direct Elizabeth line links just 1.9 miles away at Southall station.

Source: Nomis

13,000,000+
people live within a 60-minute drive time

8.6%
of the population employed in manufacturing

5,947,174
people living within a 15-mile radius

10,000+
local residents employed in transport & storage

£194 LOWER
average weekly wage in Southall vs London average

24 MINS
to Central London via the Elizabeth line

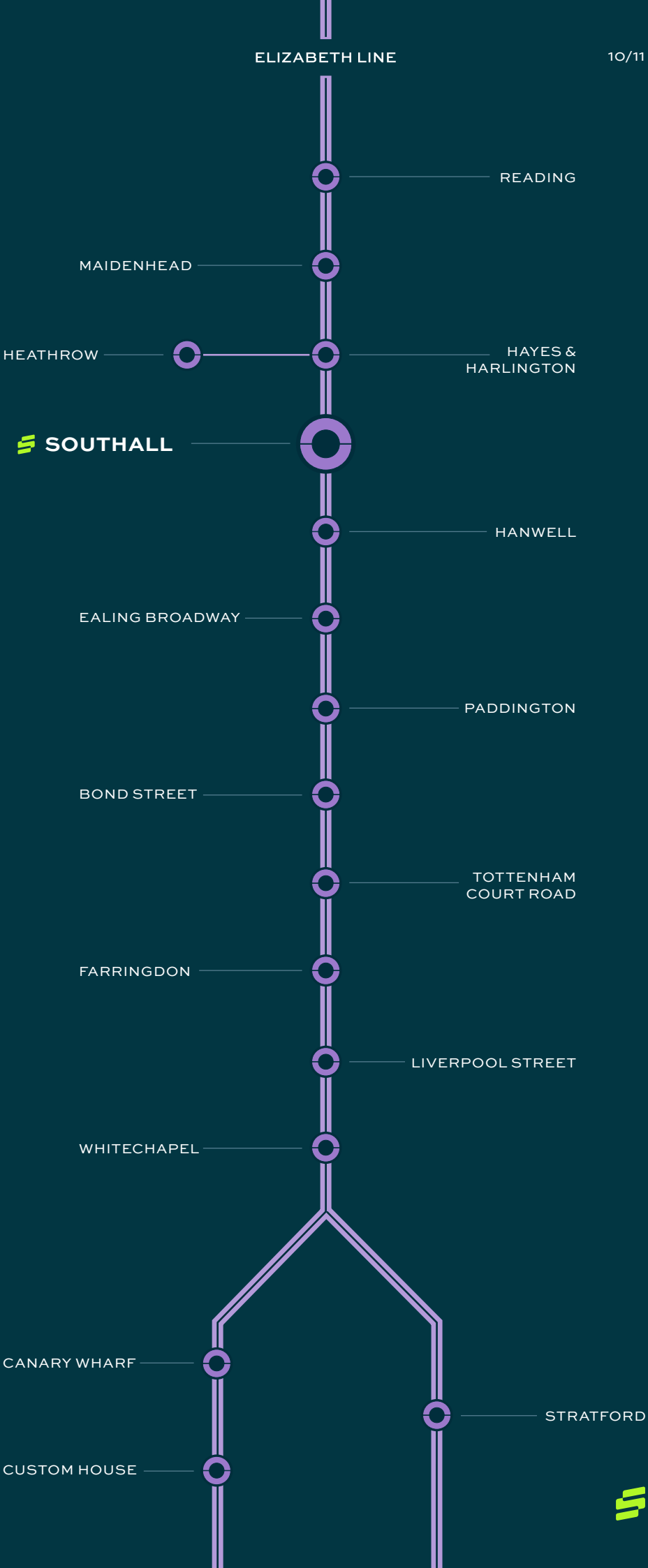
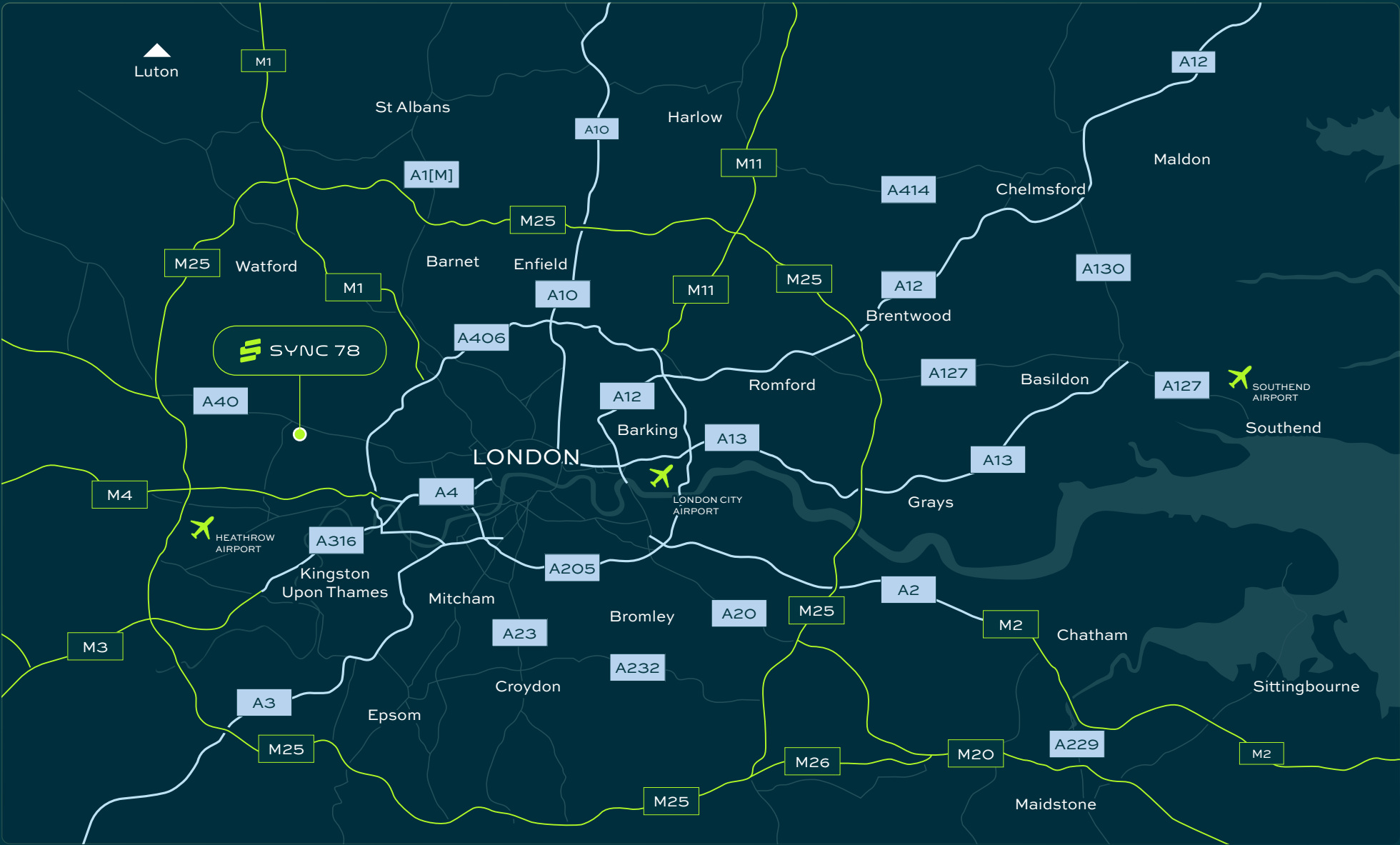
SYNC 78 CONNECTIVITY

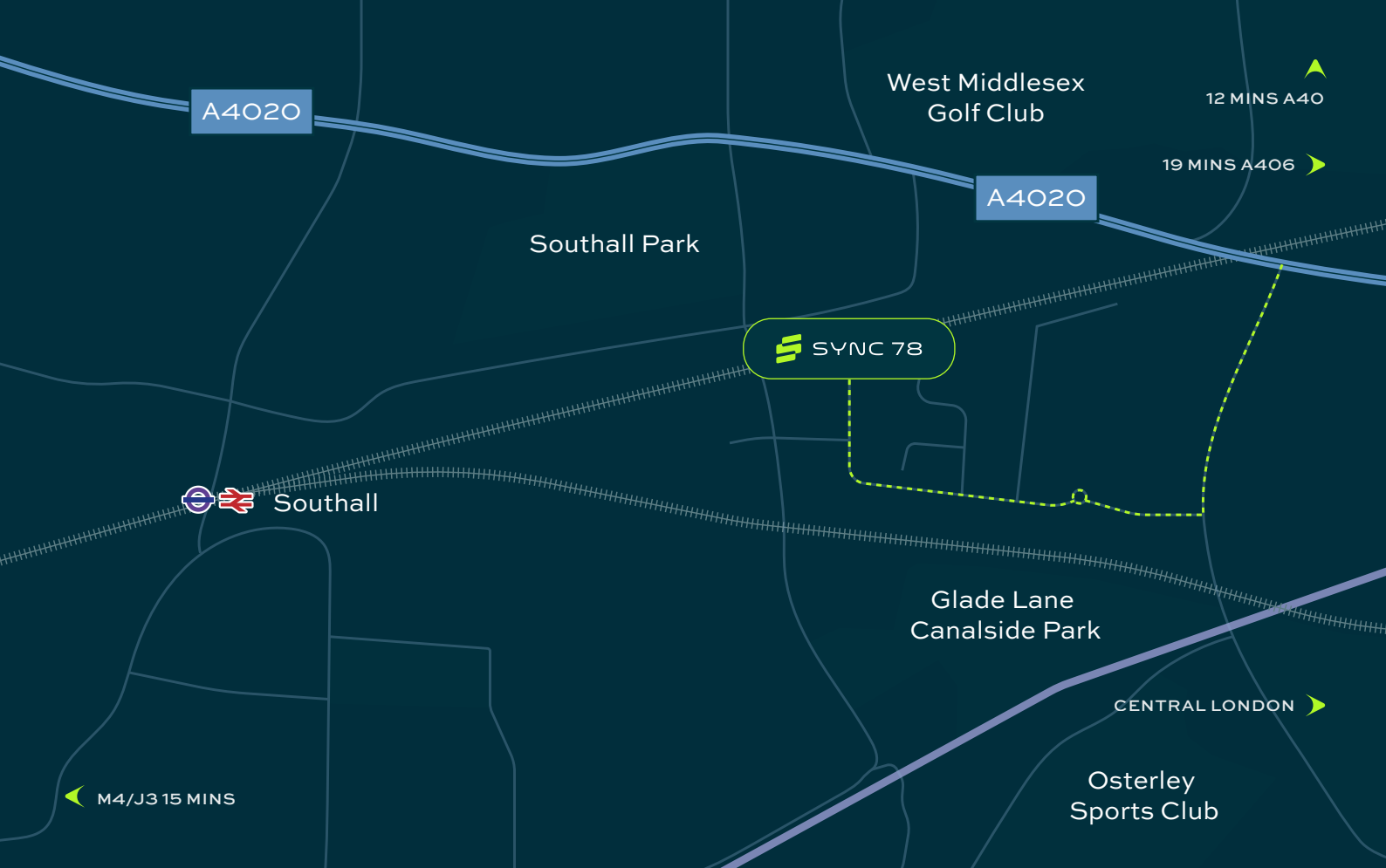
Perfectly placed in a prime West London logistics hub,
offering immediate road access to the M4, M25, and A40,
plus high-speed Elizabeth line links.

DESTINATION	DISTANCE	ROAD NETWORKS	DISTANCE
SOUTHALL STATION	1.9 MILES	M4 (J3)	3.9 MILES
EALING BROADWAY	3.3 MILES	A40	4.3 MILES
HEATHROW AIRPORT	5.0 MILES	M25 (J15)	8.0 MILES
LONDON BRIDGE	14.9 MILES	M40 (J1)	9.7 MILES
LONDON CITY AIRPORT	21.5 MILES	RAIL	TIME
BOAT	DISTANCE	PADDINGTON	24 MINS
DP WORLD	47.2 MILES	BOND STREET	37 MINS
SOUTHAMPTON	71.6 MILES	LIVERPOOL STREET	46 MINS

/// AFTER.AMBER.DATING
SYNC 78, COLLETT WAY, UB2 4SE

Source: Google Maps





/// AFTER.AMBER.DATING
SYNC 78, COLLETT WAY, UB2 4SE

NEWMARK

COGENT
REAL ESTATE

Chloe Sweetland

chloe.sweetland@nmrk.com
07385 933 686

Gerry Connolly

gc@cogentre.co.uk
07557 114 583

Freddie John

freddie.john@nmrk.com
07788 394 341

Tom Lowther

tl@cogentre.co.uk
07939 836 117

Zach Heppner-Logan

zach.heppner-Logan@nmrk.com
07787 221 412

Will Norman

wn@cogentre.co.uk
07796 774 436

Marco Baio

mb@cogentre.co.uk
07752 473 964

SYNC 78
SYNC78.CO.UK