



78,550 sq ft
To Let

Collett Way,
Southall, UB2 4SE

Heathrow 
5 Miles

PRIME URBAN LOGISTICS FACILITY

ESTABLISHED LAST-MILE LOCATION

2/3

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



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 Office
- 

6 Dock & 2 Level
Access Doors
- 

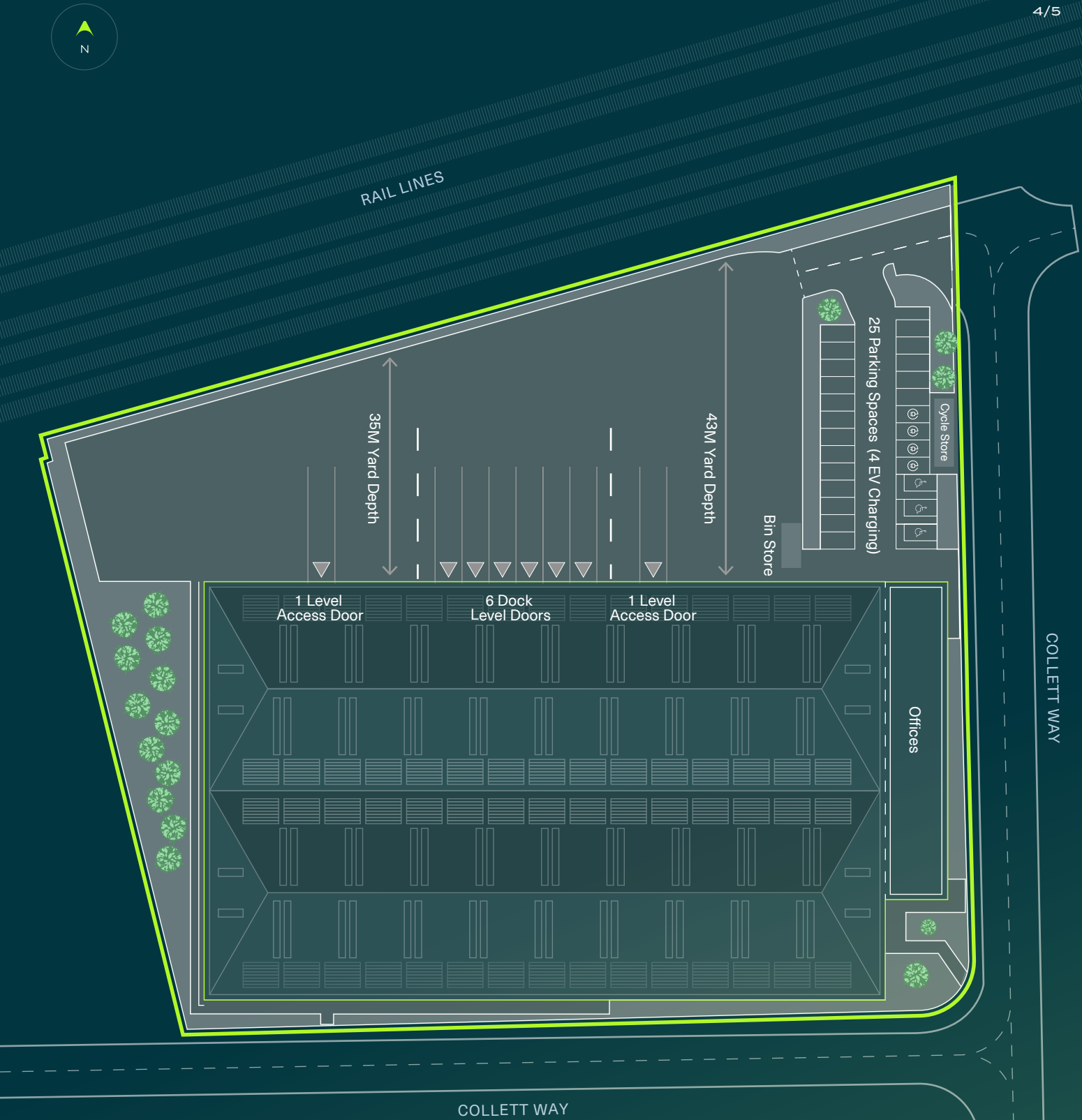
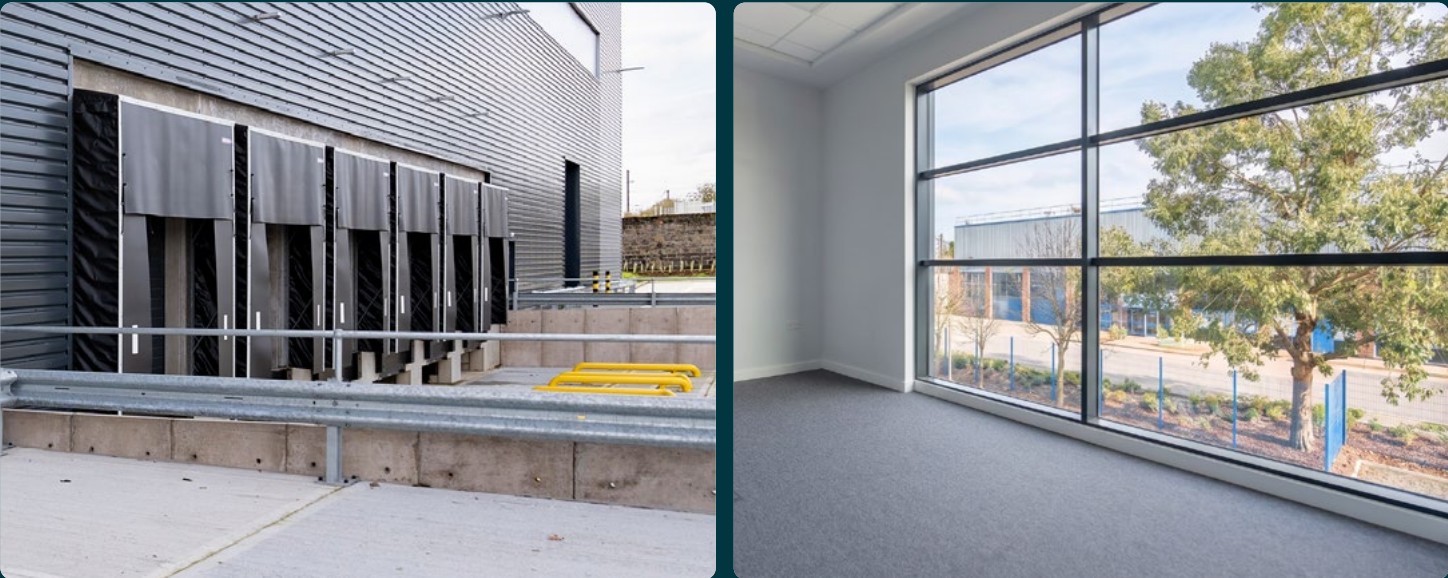
360° Lorry
Turning
- 

25 Car Parking
Spaces
- 

LG7 Lighting
- 

Cat-A Offices
& Kitchenette
- 

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



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.



EV Charging



BREEAM Excellent



EPC A+ Rating



Air Source Heat Pumps



Solar Panels



Cycle Parking



Operational Net-Zero Carbon



SMALL ON FOOTPRINT... BIG ON VOLUME

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

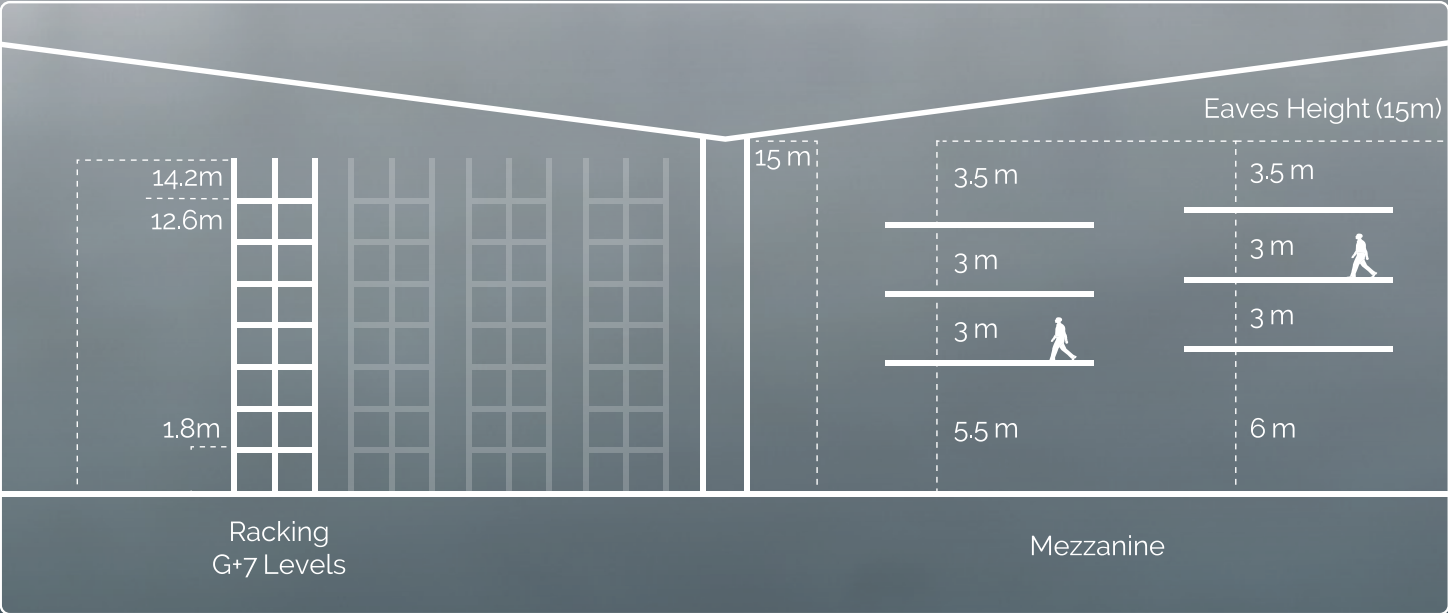
VNA RACK LAYOUT	WIDE AISLE STORAGE	33% MORE	25% MORE
G+7 = 13,648 potential Total pallet locations	G+7 = 11,088 potential Total pallet locations	Cubic volume vs. 10m internal height	Cubic volume vs. 12m internal height



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

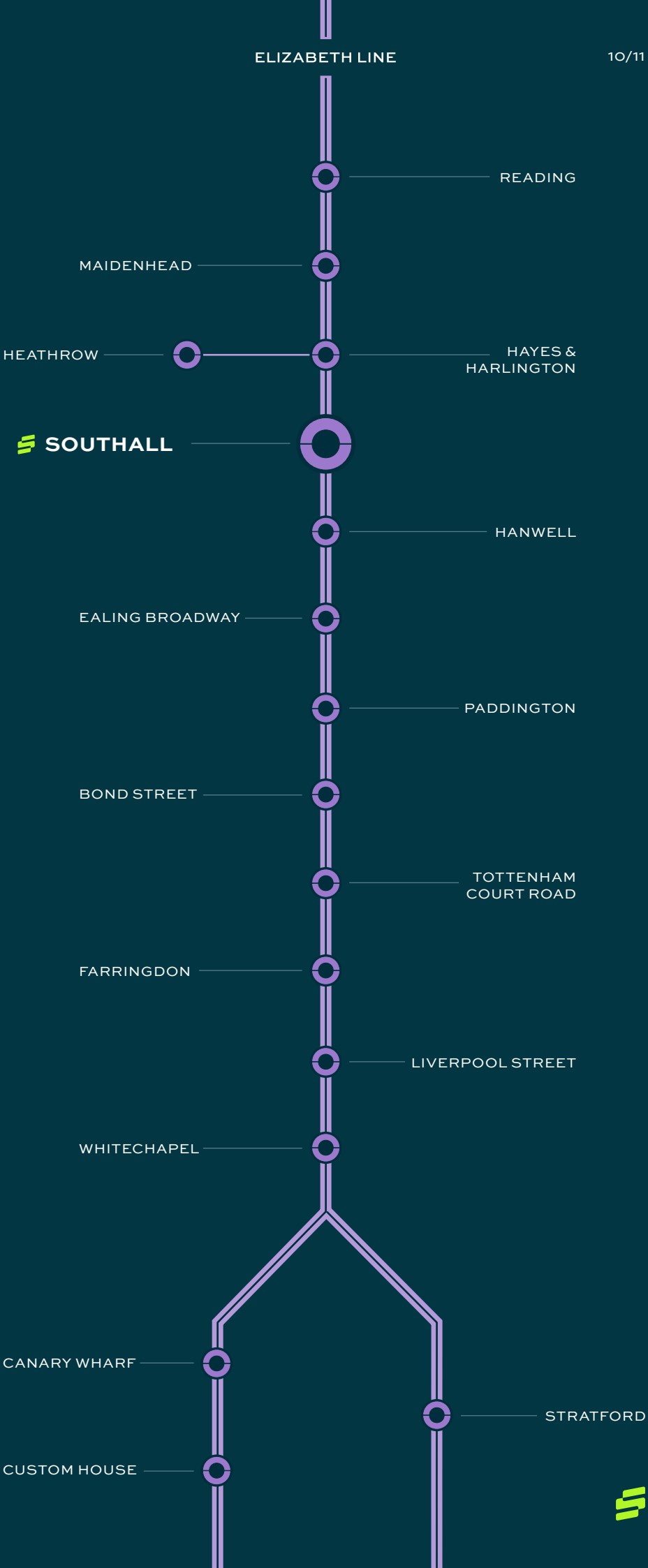
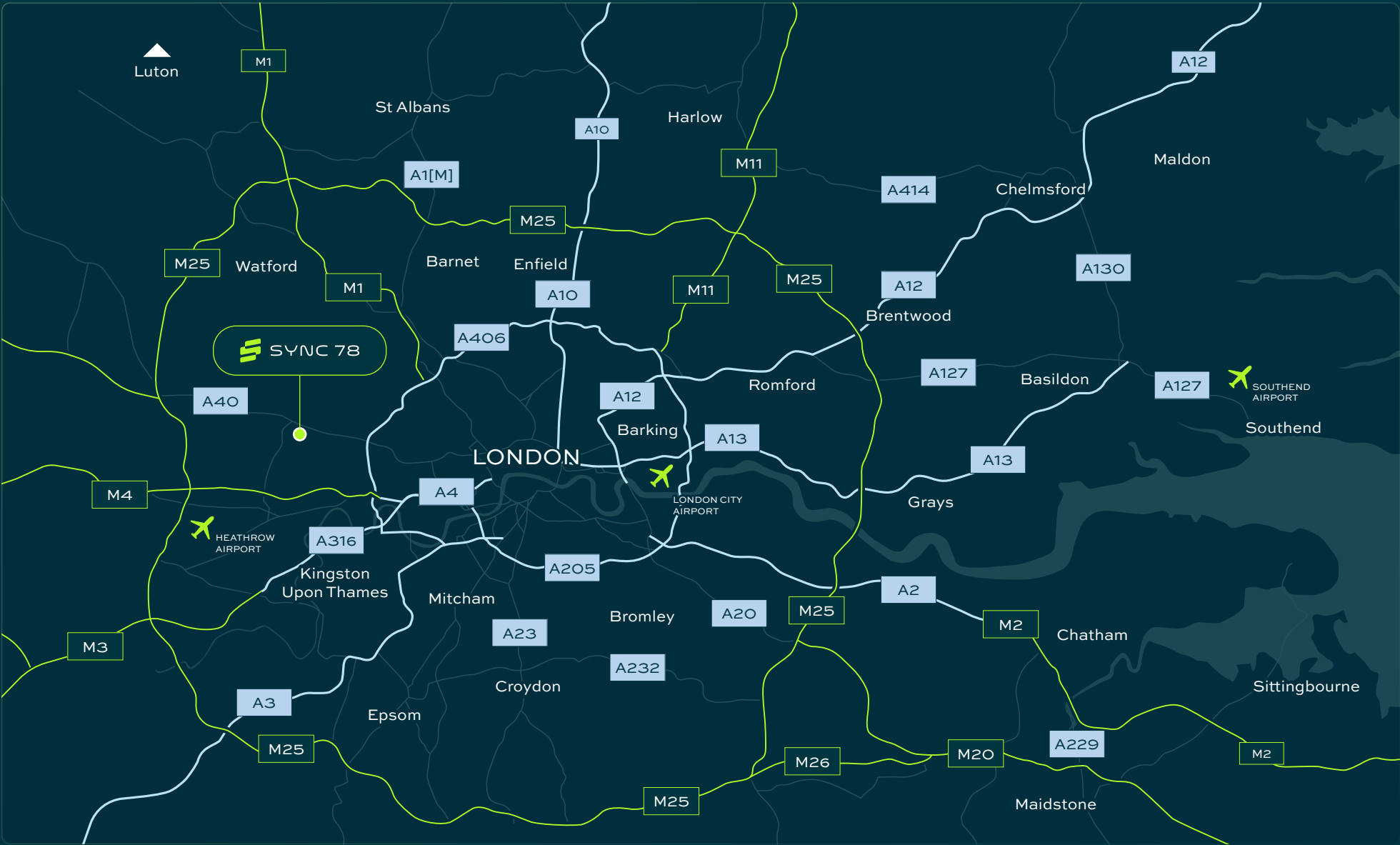
SYNC 78 CONNECTIVITY

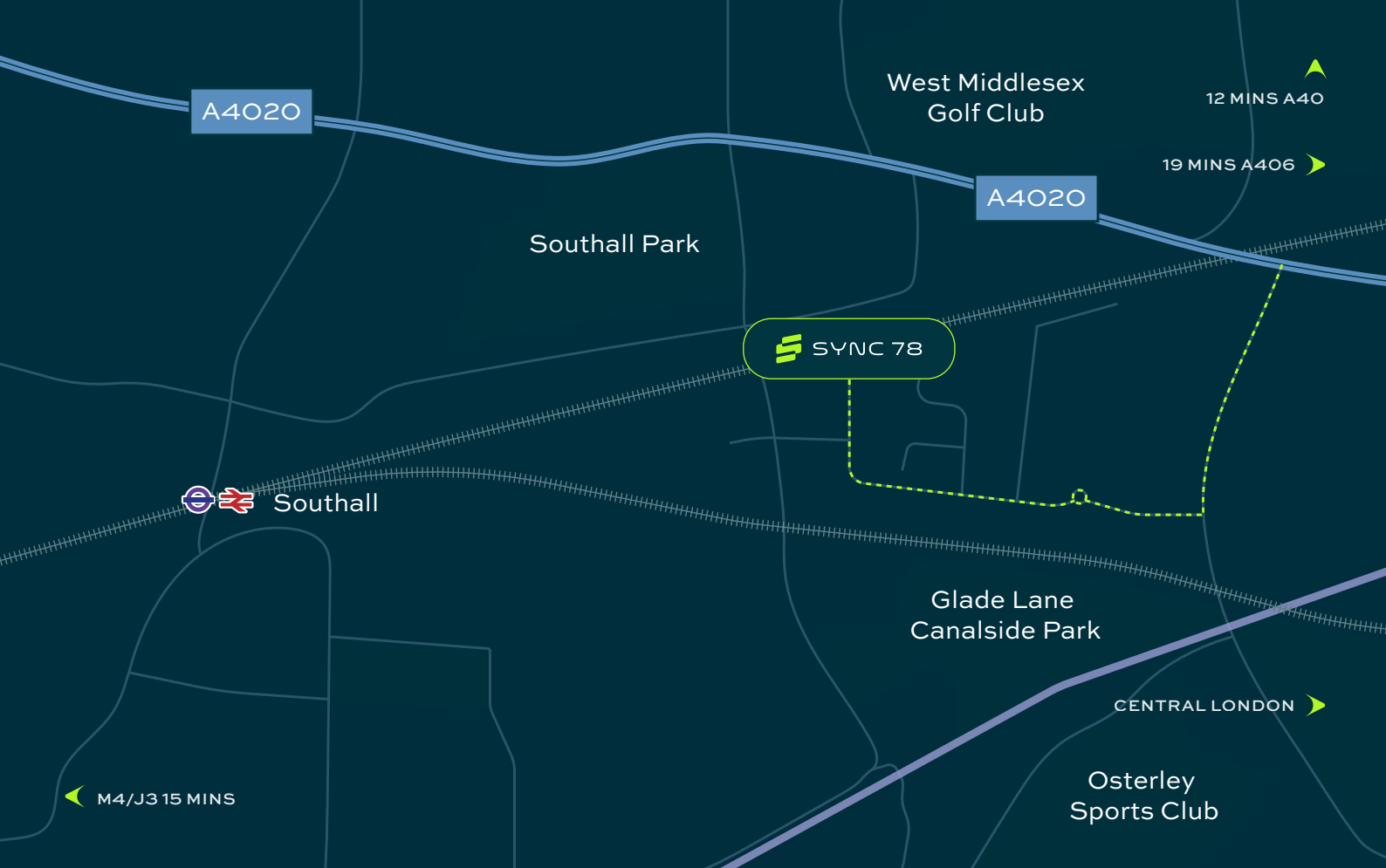
Perfectly placed in a prime West London logistics hub,
offering immediate road access to the M4, M25, and A40,
plus high-speed Elizabeth line links.

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		
BOAT	DISTANCE	RAIL	TIME
		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

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COGENT
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