

# GREAT WEST HOUSE

BRENTFORD TW8 9DF



High quality air conditioned offices with  
substantial on-site car parking

[greatwesthouse.com](http://greatwesthouse.com)



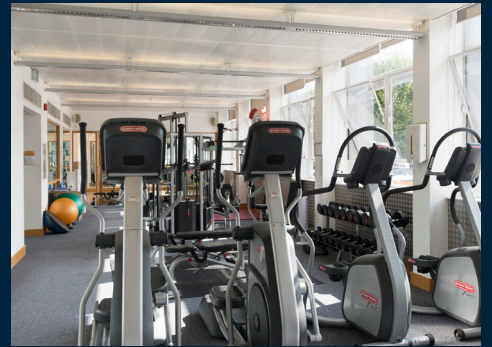
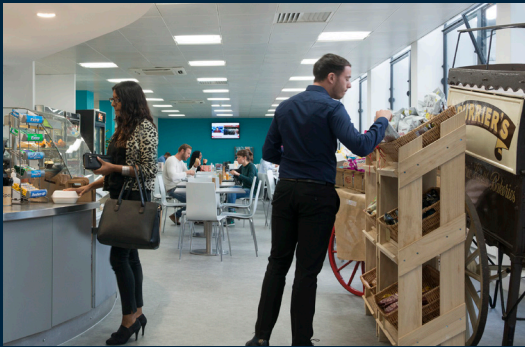
# GREAT WEST HOUSE

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Great West House, comprising GW1 and GW2, provides approximately 155,000 sq ft (14,400 sq m) in a landmark office complex. The available floors provide refurbished office accommodation with exceptional views from the upper floors. The reception areas of GW1 and GW2 are linked and offer direct access to the restaurant and gym facilities.







### AMENITIES

Great West House offers occupiers an on-site restaurant serving both hot and cold food. Both the gym and restaurant are for the exclusive use of the occupiers within Great West House.

Great West House provides:

- Refurbished Air Conditioned Offices
- On-site Gymnasium
- On-site Restaurant
- Wi-Fi in Receptions and Restaurant
- 24 Hour Security
- Car Parking for 336 cars
- Adjacent to Brentford Station
- On-site Serviced Office Centre
- Dedicated shuttle bus from Boston Manor underground station (Piccadilly line) during peak hours.

### SPECIFICATION

The refurbished offices include the following:

- Air Conditioning
- Raised Floors
- Suspended Ceilings incorporating energy efficient lighting
- Male and Female WC's on each floor
- Fully Carpeted
- Car Parking (Ratio 1:578)

### EPC RATING

GW1  
Floors: 1st and  
4th to 8th - B-35

GW2 - E-104



## LOCATION

Great West House is located at the junction of the Great West Road (A4) and Boston Manor Road (A3002). The Great West Road provides access east to central London, and west to Heathrow and the national motorway network. Great West House is also well placed for a variety of transport options including buses, tubes and mainline train services. Brentford town centre, which offers a range of national retailers and bank facilities, is just ten minutes' walk away.

## THE LOCAL AREA

Brentford and Kew offer a wide variety of open spaces and leisure facilities which include Syon Park, Kew Gardens and Gunnersbury Park. There are many local golf courses, including The Royal Mid Surrey Golf Club which is only one and a half miles away.

Tenants benefit from being in an established location with good access to road and rail links. Both GW1 and GW2 offer unparalleled views across central London, and west to Heathrow and Windsor. Current occupiers include Vinci and Allianz. In addition other occupiers within the vicinity include J C Deceaux, GSK, Mercedes, Worley Parsons and Audi.

### EAT & DRINK

- 1 Great West House Café
- 2 The Weir Bar
- 3 Siracusa
- 4 Magpie and Crown
- 5 Marco Pierre White Steakhouse
- 6 Greggs
- 7 The Beehive
- 8 The Lord Nelson
- 9 Costa Coffee
- 10 The Cricketers
- 11 Ask
- 12 The Botanist
- 13 Kew Grill
- 14 The Orangery
- 15 Café Sorrento
- 16 Coach & Horses
- 17 The Royal

### SHOPS

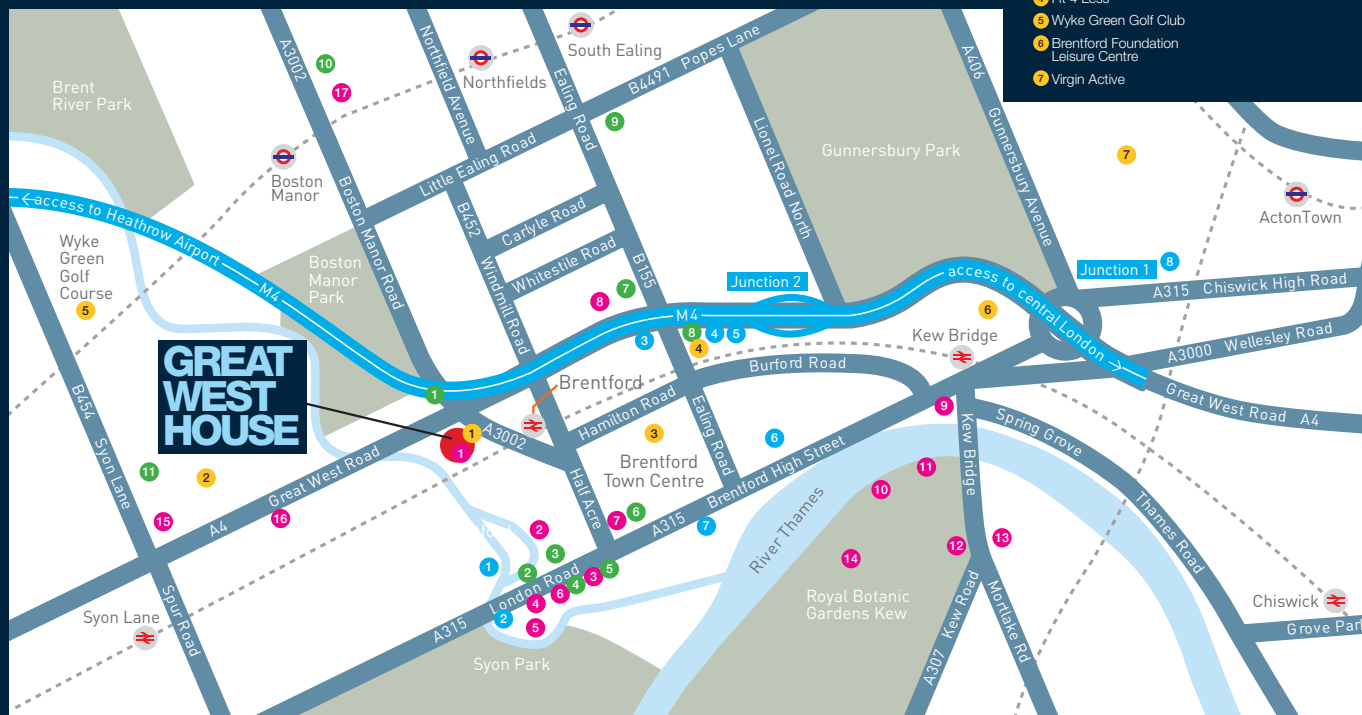
- 1 Co-operative
- 2 Costcutter
- 3 Barclays
- 4 Post Office
- 5 Nat West
- 6 Morrisons
- 7 Co-operative
- 8 Sainsbury's Local
- 9 Co-operative
- 10 Sainsbury's Local
- 11 Tesco Extra

### HOTELS

- 1 Holiday Inn
- 2 Hilton London
- 3 Premier Inn
- 4 Urban Villa
- 5 Hotel Novotel
- 6 Travelodge
- 7 Premier Inn
- 8 Clayton Hotel

### SPORT & LEISURE

- 1 Great West House Gym
- 2 Top Notch Health Club
- 3 Brentford FC
- 4 Fit 4 Less
- 5 Wyke Green Golf Club
- 6 Brentford Foundation Leisure Centre
- 7 Virgin Active



## COMMUNICATIONS

### Rail

Brentford mainline station is within a 3 minute walk, providing regular services to Waterloo, fastest journey time approximately 32 minutes.

### Tube

Boston Manor on the Piccadilly line is the nearest underground station and the building offers a peak hour dedicated shuttle bus to the station. The Piccadilly line serves Heathrow Airport directly, and trains to central London (Piccadilly Circus) take approximately 25 minutes.

### Bus

Bus Routes H91 and E8 serve the area and offer connections within the central London network.

### Road

Easy access to The M4 motorway providing routes into Central London and out to Heathrow and The West.

### Air

Heathrow Airport is approximately six miles away.

## VIEWINGS

Strictly by appointment through the joint sole agents.

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Owned and  
Managed by



For current availability and outgoings  
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