

981 Great West Road, Brentford, Greater London TW8 9DN

FLEXIBLE OFFICES FROM
100 sq ft up to 66,000 sq ft

WESTLINK HOUSE

TO LET
Art deco landmark office building



- An iconic Art Deco property
- Extensive A4 Great West Road frontage

- Long-established premier West London business location
- Serviced or conventional leases available

- Excellent branding / signage opportunities
- Large open plan floor plates



Specification

- Raised access floors
- Air conditioning
- Suspended ceilings with recessed lighting
- Good natural light
- Passenger lift (10 person)
- Separate male & female WCs
- Kitchen areas
- On-site car parking facilities

Public transport connections include:

Syon Lane (Overground)

0.4 miles 8 minute walk

Brentford Station (Overground)

0.4 miles 8 minute walk

Boston Manor (Piccadilly)

1 mile 15 minute walk

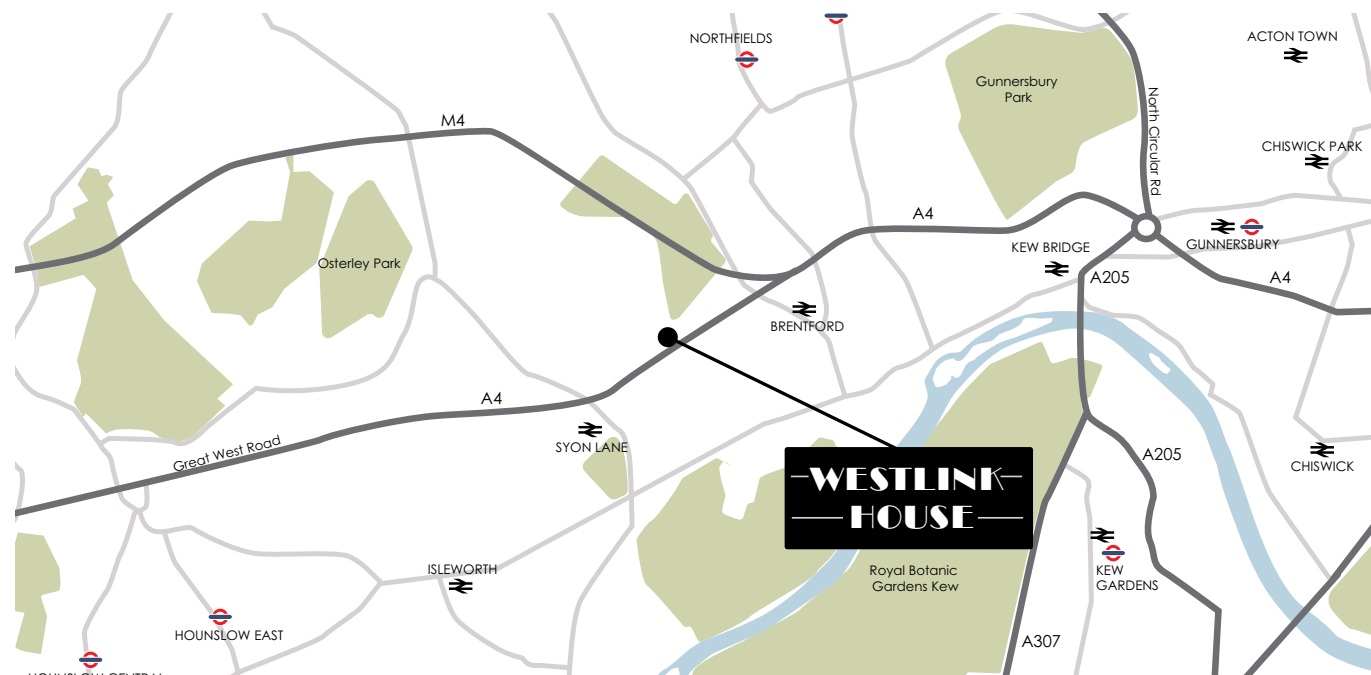
Getting around

DRIVING

M4 - Brentford	1.8 miles
North Circular - Chiswick	1.8 miles
M25 - Heathrow.....	6.5 miles
Heathrow Airport.....	8.5 miles
M1 - Brent Cross.....	9.0 miles

PUBLIC TRANSPORT

Syon Lane (British Mainline)	0.4 miles
Brentford (British Mainline)	0.4 miles
Boston Manor (Piccadilly).....	1.0 miles
Osterley (Piccadilly)	1.5 miles
Gunnersbury (Overground/District)	2.2 miles



Location

Westlink House, 981 Great West Road is located on the south side of the A4 Great West Road, mid-way between Syon Lane (B464) and Boston Manor Road (A3002). Approximately 1.8 miles to the east of the property is the Chiswick Roundabout, which is a major West London road interchange connecting the South Circular (A205), the North Circular Road (A406), A4

Great West Road and junction 2 of the M4 motorway.

Brentford railway station and Syon Lane railway station are circa 5 minutes' walk.

Boston Manor London Underground station (Piccadilly Line) is the nearest being approximately 15 – 20 minutes' walk. A number of bus routes also pass nearby.



Terms

Serviced or conventional leases available on office for 1 person up to 800.

Rent + Rate + Service Charge

As per the attached table

EPC

To be assessed

Description & History

Westlink House was originally constructed as a factory in 1928 by Wallis, Gilbert & Partners and was historically known as the Pyrene Building. Architecturally, the building was designed as a modernistic, symmetrical and rectilinear rendered property, occupying an elevated position on a raised grass bank with extensive frontage to the A4 Great West Road.

The building provides 2 large open plan floor plates on ground and first floor, together with a second floor and lower ground floor area which offers good natural light.

The property is within the section of the Great West Road known as "The Golden Mile". Following the construction of the Great West Road in 1925, this location became home to a number of high-profile companies, originally housing their factories here. Over the last 90 years, the location has evolved into an established corporate office location, as manufacturing production in the area has moved away. Today, corporate occupiers within the vicinity include Worley Parsons, EMC, Sega, GlaxoSmithKline, Sky, JC Decaux, Barratt London, amongst others.

Contact

frost
meadowcroft

Jack Realey jrealey@frostmeadowcroft.com
www.frostmeadowcroft.com
020 8748 1200

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