

TO LET

SELF-CONTAINED LANDMARK OFFICE BUILDING

MAY SUIT: HQ OFFICES, REGIONAL OFFICES, CALL CENTRE, OTHER USE CLASSES STPP*



UP TO 65,189 SQ FT
(6,056.23 SQ M) – MAY SPLIT

£15.00 psf

Per annum exclusive
NOT REGISTERED FOR VAT

Westlink House

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

- An iconic Art Deco property
- Extensive A4 Great West Road frontage
- Good communications / transport accessibility
- Long-established premier West London business location
- Excellent branding / signage opportunities
- Large open plan floor plates

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

*STPP = Subject to Planning Permission



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.



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

Syon Lane (British Mainline)	0.4 miles
Brentford (British Mainline)	0.5 miles
Boston Manor (Piccadilly)	1.0 mile
Osterley (Piccadilly)	1.5 miles
Gunnersbury (Overground/District)	2.2 miles

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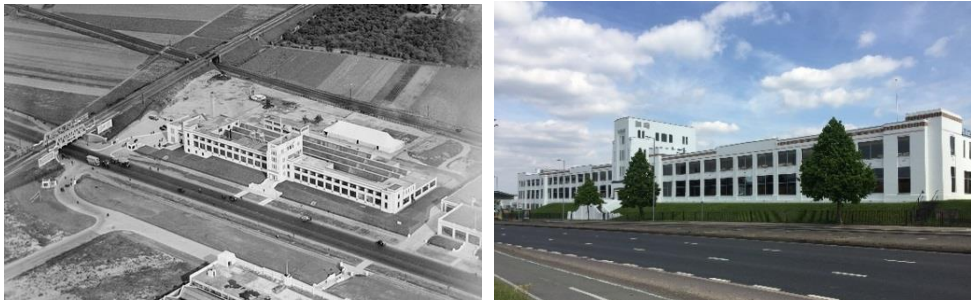
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THE PROPERTY & HISTORICAL CONTEXT

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.



The property offers the following amenities:-

- 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

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ACCOMMODATION

FLOOR	OFFICES		LIMITED USE AREAS (Storage, internal offices without natural light, internal division walls etc.)		TOTAL OFFICES & LIMITED USE AREAS	
	SQ. FT.	SQ. M.	SQ. FT.	SQ. M	SQ. FT.	SQ. M.
GROUND	5,539	514.58	8,693*	807.58*	14,232	1,322.16
UPPER	25,334	2,353.57	354	32.92	25,688	2,386.40
FIRST	23,220	2,157.17	400	37.19	23,620	2,194.36
SECOND	1,404	130.42	245	22.80	1,649	153.22
TOTAL	55,497	5,155.74	9,693	900.49	65,189	6,056.23

* Due to the site topography this space is predominantly at a lower ground floor level.

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TERMS

A new FRI lease for a term to be agreed.

RENT

£15 per sq. ft. exclusive.

RATES

Rates Payable for this property are approximately £4.81 per sq. ft.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

LISTING

On account of the building's important historical context and art deco architectural features, the property is Grade 2 listed.



SERVICE CHARGE

An estate service charge will apply in addition.

TIMING

The property is available to lease immediately upon completion of legal formalities.

VAT

No VAT payable in addition on the rent.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through prior arrangement with sole agent Vokins.

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