

Great West House

Brentford TW8





Take a fresh look at the Great West Road. If you thought you knew the lie of the land you won't recognise it any more. Great West House has transformed the horizon.

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
- 7 miles from Heathrow
- 5 miles from central London
- Adjacent to Brentford Station
- On-site Serviced Office Centre
- Dedicated shuttle bus from Boston Manor underground station (Piccadilly line) during peak hours.



The Building

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 unrivalled amenities.

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 with the capacity to host receptions and other functions.

The private gym is fully equipped offering instruction and personal training programmes with on-site qualified gym instructors.

Both the gym and restaurant are for the exclusive use of the occupiers within Great West House.

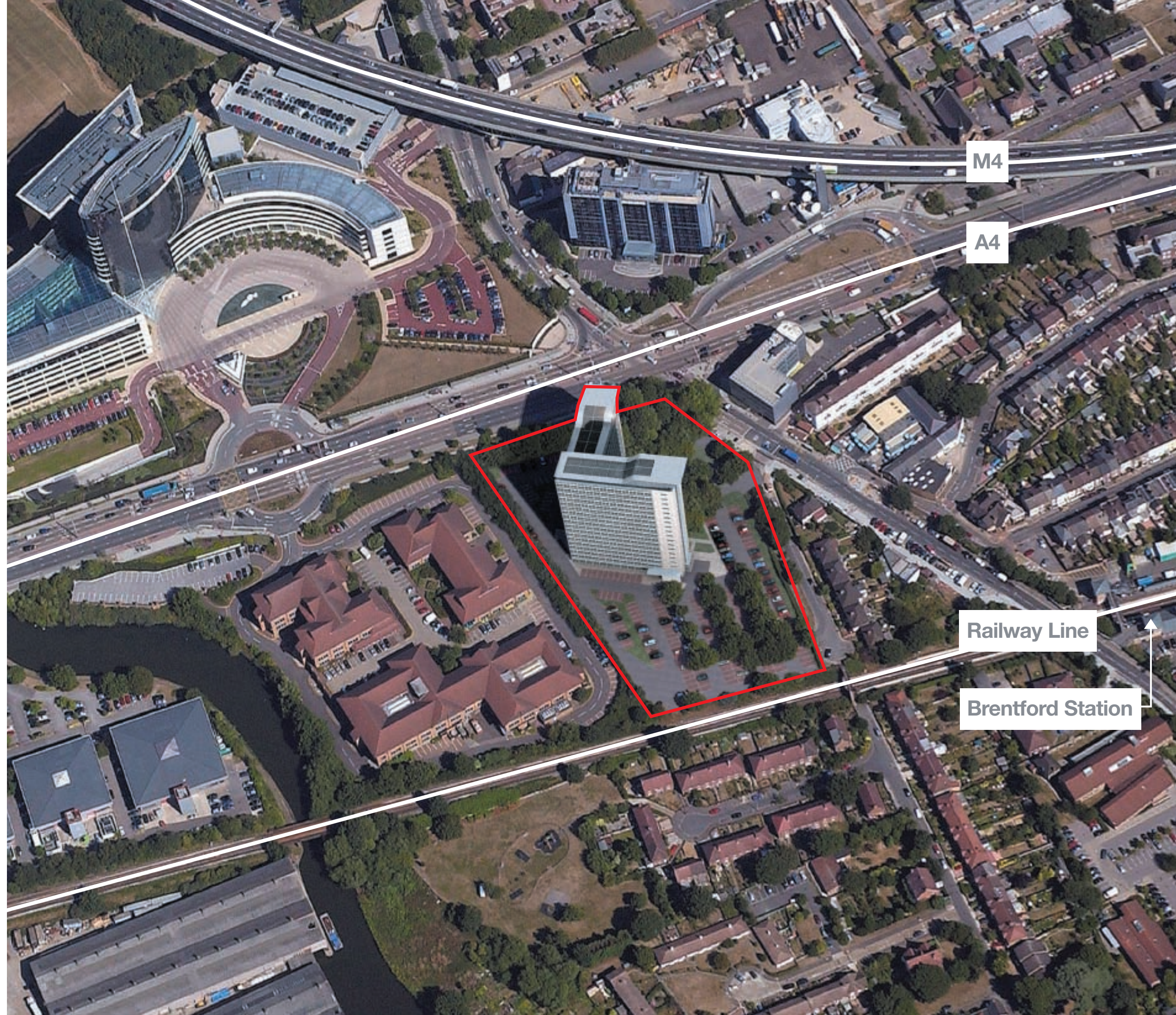


Location

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.

Local occupiers include; BSKyB, Vanco, Allianz, J C Deceaux, GlaxoSmithKline, Morse, Worley Parsons, Tie Rack, Timex and Audi.

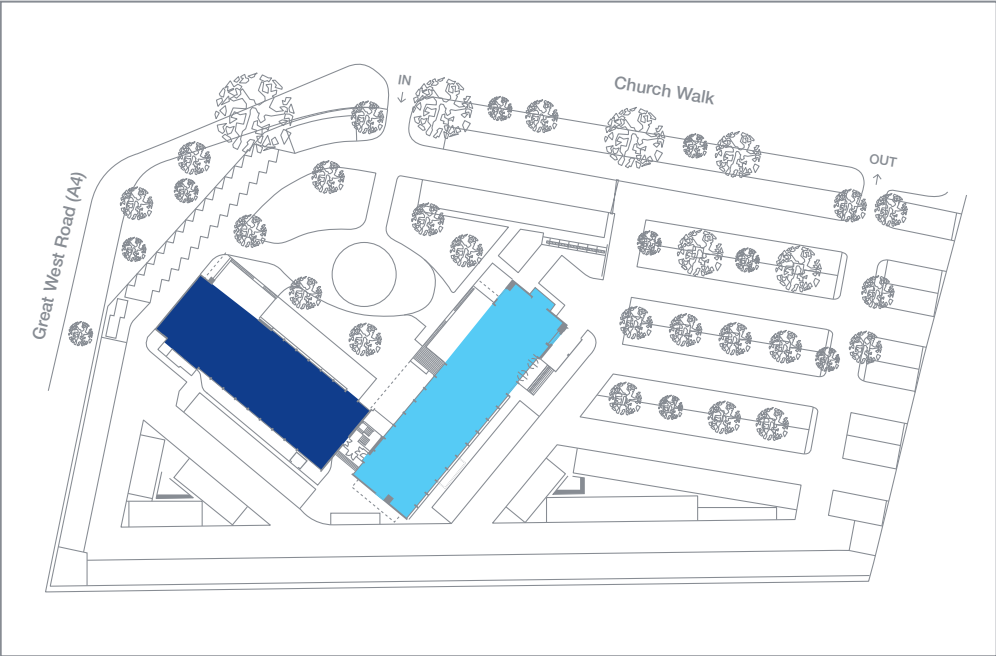


Specification

The refurbished offices include the following:

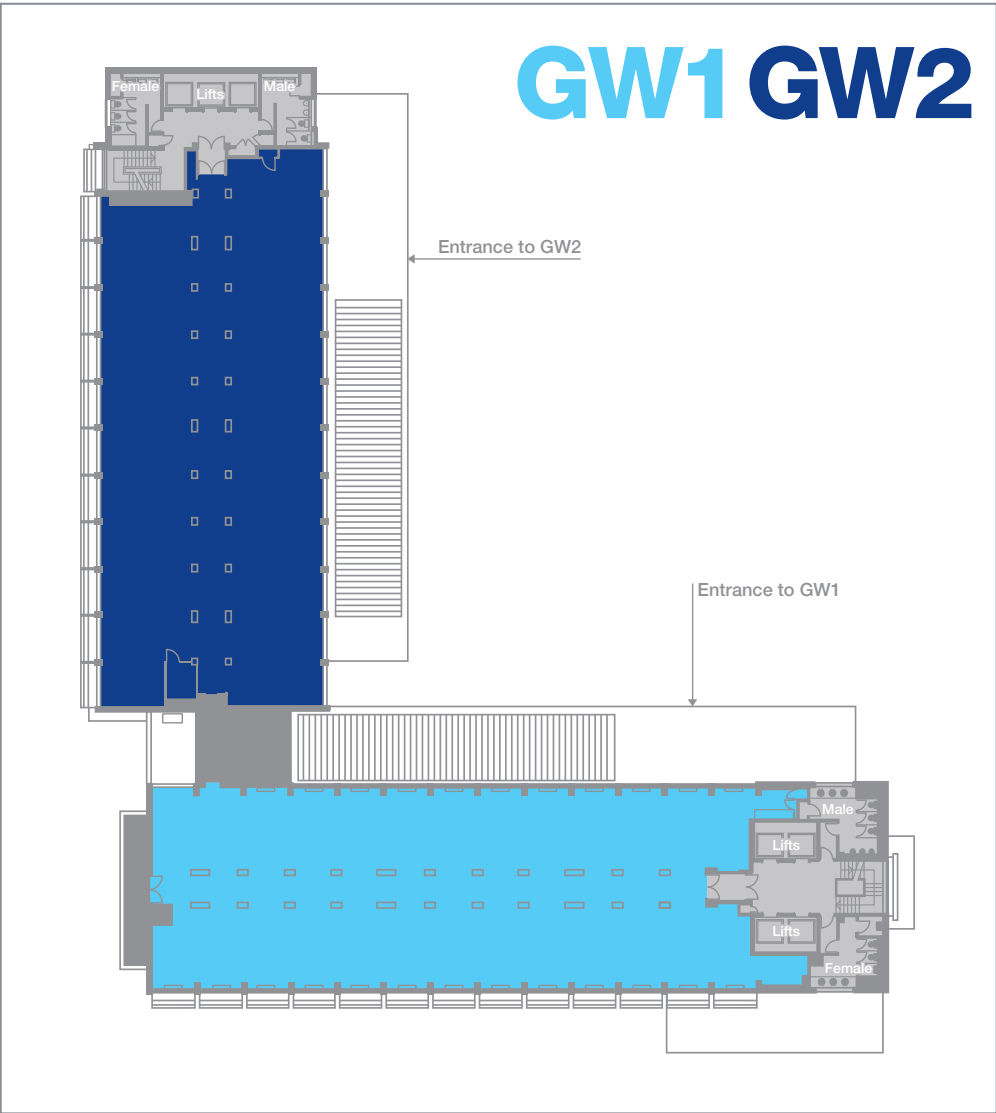
- New Air Conditioning
- Raised Floors
- Suspended Ceilings incorporating energy efficient lighting
- Male and Female WC's on each floor
- Fully Carpeted
- Car Parking (Ratio 1:578)

Site Plan and Typical Floor



High Speed Internet Connectivity

Great West House has been pre-wired for high-speed Internet access with Adapt, whose services range from simple broadband through to complete voice and data communications solutions.



Photograph of refurbished 13th floor, GW1.



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, one and a half miles away.

There is also a considerable number of shops and restaurants, including:

- San Marco, Ferry Lane, Brentford
- The Orangery, The Royal Botanical Gardens, Kew Green
- The Weir Bar, Market Place, Brentford
- La Rosetta, High Street, Brentford.

Already an established business location, Brentford's regeneration continues with several large developments taking advantage of its proximity to the River Thames and the A4/M4. These are bringing exciting major schemes combining residential, office, retail, entertainment, university, restaurant and hotel facilities in the local area.

These developments have started to regenerate the area and provide extensive and modern facilities, to attract and entertain the growing local community. The fresh new Brentford of today is an established, exciting and ever-improving location for businesses and residents alike.

Communications



Number of minutes by car from Great West House to;	Kew	3
	Chiswick	6
	Syon Park	10
	M25 Junction 15	13
	Heathrow Airport, Hounslow	18
	Central London	28

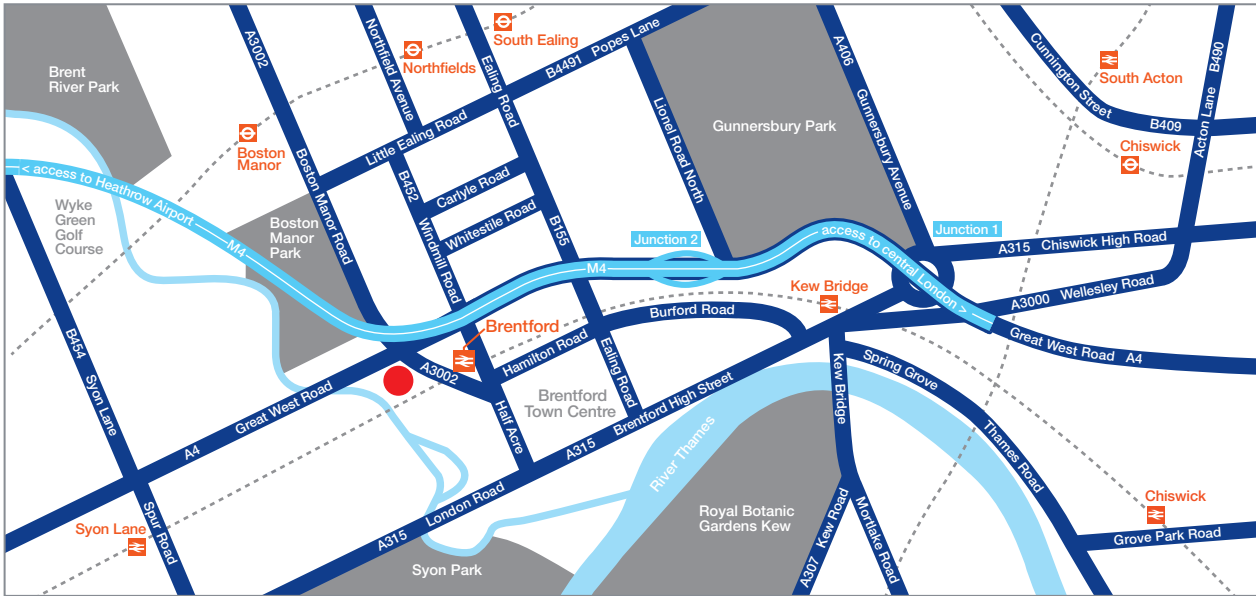
source: www.jheaa.com

Number of miles from Great West House to;	M4 Junction 2	0.3
	Heathrow Airport, Hounslow	6.3
	M1 Junction 1	8.9
	Central London	9.3
	M25 Junction 15	10
	M40 Junction 1	16

source: www.jheaa.com

Number of minutes on the overground train from Brentford train station to;	Chiswick	5
	Clapham Junction	19
	Richmond	25
	London Waterloo	32
	Kingston	38

source: www.thetrainline.com



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 and Brentford town centre, which offers a range of national retailers and bank facilities, is just ten minutes walk away.

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

Tube: Boston Manor on the Piccadilly line is the nearest Underground station, a short walk away. 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 with the central London network.

Road: Easy access to the M4 motorway and the A4 which both run from central London to the west.

Air: Heathrow Airport is approximately six miles away.

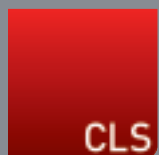
● Great West House, Great West Road, Brentford, TW8 9DF



For further information please refer to:

www.afreshview.com

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For further details, please contact our agents.



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