



NEW LEASES AVAILABLE

1,410 - 10,827 SQ FT (131 – 1,006 SQ M) GIA

SELF-CONTAINED GROUND FLOOR SUITES WITHIN NEW URBAN DEVELOPMENT

**B1 OFFICE USE, PLUS A1, A2, A3 & A4 USES CONSENTED - (D1 GILBERT HOUSE)
ON-SITE CAR PARKING - AVAILABLE EITHER FITTED OR AS SHELL SPECIFICATION**



**GREAT WEST QUARTER
GREAT WEST ROAD
BRENTFORD - GREATER LONDON - TW8 0BW**

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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.





LOCATION:

The properties are at the heart of the Great West Quarter development, which is located prominently on the Great West Road, within the section known as the “Golden Mile”, on account of the high quality corporate occupiers within the immediate vicinity.

The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road.

Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Gunnersbury (District Line). Heathrow Airport is approximately 8 miles distant. The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.



GREAT WEST QUARTER:

GWQ comprises an exciting urban redevelopment over approximately 12.5 acres, set within a newly landscaped environment fronting the A4 Great West Road in Brentford.

GWQ is home to Barratt’s London Headquarters; a 200 bed ‘Novotel’ hotel; over 1000 residential apartments as well as a 24-floor residential tower.

There are also various retail facilities, including a residents gym, Cybertots Nursery, Sainsbury’s Local, and Press Gang Dry Cleaners, Boki Coffee house and cocktail bar offering healthy organic food as well as numerous office occupiers.

DESCRIPTION:

Self-contained ground floor suites, available either in shell specification or fully fitted and finished, with underground car parking.

TERMS:

A new FRI lease is available.

RENT:

£21.50 per sq. ft. per annum exclusive as fitted suites.

RATES:

To be assessed. Further information available from the agents.

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PETER DINNICK
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SUBJECT TO CONTRACT



ACCOMODATION: The gross internal floor area of the available suites are set out below:

	Use Class	Sq. ft.	Sq. m.
Trico House	A1/B1	3,822	355
Gilbert House	D1/A2/B1	2,831	263
Jantzen House	A1/A2/A3/B1	2,764	257
Lincoln House	A1/B1	1,410	131
Total Available Space		10,827	1,006



SERVICE CHARGE: There is a service charge to include communal estate charge, building maintenance, commercial refuse compactor and disposal. Further information available from the agents.

VAT: VAT is applicable.

EPC: An EPC certificate has been commissioned and is available upon request from the agents.

VIEWING: Through prior arrangement with sole agent Vokins.

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