

GREAT WEST HOUSE BRENTFORD TW8 9DF

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

To Let

From 642 to 5,376 sq ft

www.greatwesthouse.com



GW1 Floor	Approx. (Sq ft)	Approx. (Sq m)	Availability
13 th Floor	1,255	117	UNDER OFFER
9 th Floor	5,376	499	Fitted floor with 2x private offices 1x meeting room and kitchen
4 th Floor	1,117	104	
4 th	913	85	
4 th	879	82	
4 th	642	60	
1 st Floor	2,917	271	Available
GW2 Floor			
11 th Floor	4,749	441	(secondhand condition, fitted with offices)
3 rd Part	1,011	94	Available
TOTAL	18,859	1,752	

Entire floors are also available from 5,376 sq ft to 21,504 sq ft
Thus providing a total of 40,363 sq ft

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

There is an onsite business center for project space and meeting rooms.

SPECIFICATION

The floors of GW1 are refurbished to provide high-quality air-conditioned offices in open plan. The 9th is fitted with a tenant fit out which can be reinstated to open plan or divided into suites.

Refurbished specification:

VRV Fan Coil Air Con
Full access raised floors
Capped off services
4 intelligent passenger lifts

LED lighting 420 Lux average
Metal suspended ceilings
Secondary glazing
Multiple fibre providers



Communal kitchen to 4th floor



4th Floor offices

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Existing floor in GW1

SCHEME AMENITIES

24 Hour security
Coffee Bar and Restaurant
On site car parking
Private gym with studio for classes

On-site Estate Manager
Landscaped Gardens and break out area
Covered terrace with BBQ
Shuttle Bus to Boston Manor Piccadilly Line Station



4th floor meeting room

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Furnished 4th floor office

LEASES

New leases available directly from the freeholders.

RENT

£26.50 /sq ft pax.

SERVICE CHARGE

Approx. £8.50/ sq ft split floors will carry a higher charge.
4th floor approx. £10.00/sq ft

BUSINESS RATES

Estimated 2020/21 rates circa £10.50 per sq ft pax

The above is an estimate and prospective tenants must verify this information by direct enquiry to the relevant local authority.



ENERGY PERFORMANCE CERTIFICATE (EPC)
GW1 Band B 35

FURTHER INFORMATION AND INSPECTIONS

David Cuthbert
Hanover Green

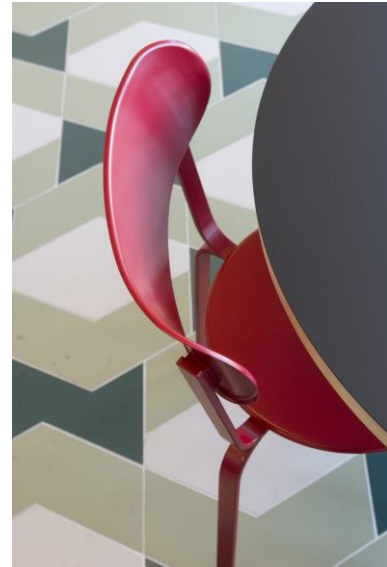
Shaun Wolfe
Frost Meadowcroft

Mark Belsham/Tim Wilkinson
HNG

020 3130 6400

020 8748 1200

020 3205 0200



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