

greatwesthouse.com

GREAT WEST ROAD, BRENTFORD, TW8 9DF

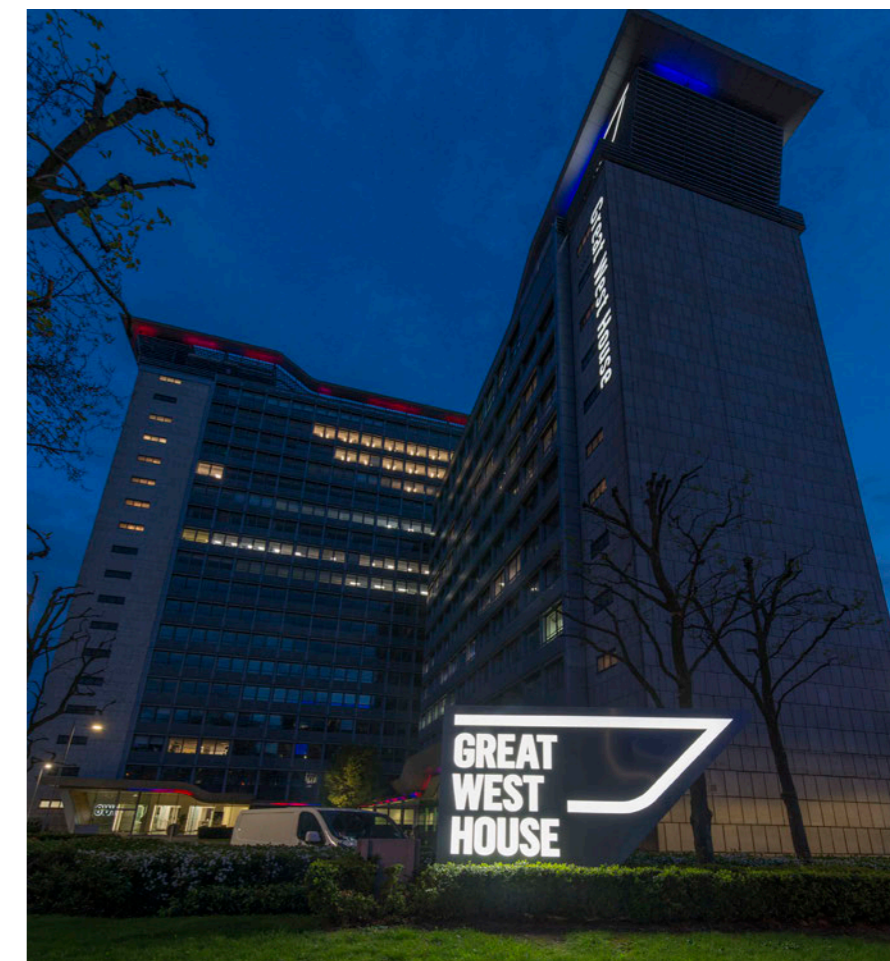
GWH

HIGH QUALITY AIR CONDITIONED OFFICES WITH SUBSTANTIAL ON SITE PARKING



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 exceptional views from the upper floors. The reception areas of GW1 and GW2 are linked and offer direct access to the restaurant and gym facilities.



Situated in one of West London's prime business locations.



GWH

HEATHROW AIRPORT

OSTERLEY

BOSTON MANOR (Piccadilly Line)
Heathrow - 17 mins
Green Park - 29 mins

BOSTON MANOR PARK

(15 MINUTE WALK)
BOSTON MANOR ROAD

BUS STOP

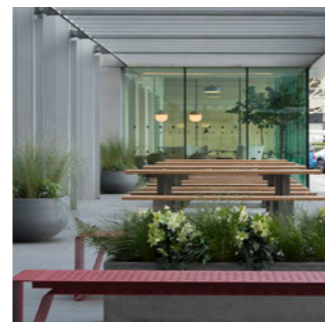
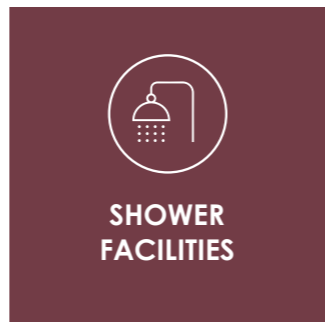
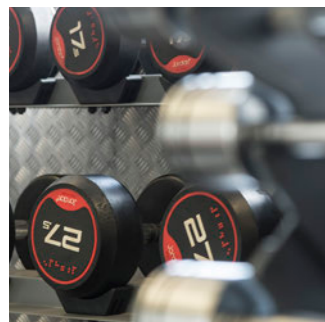
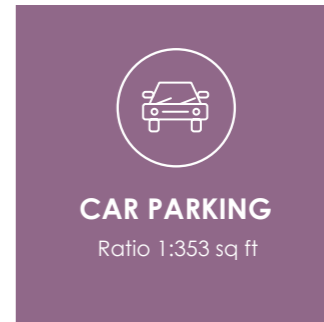
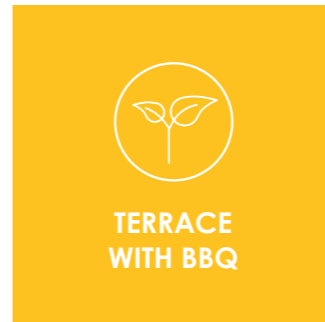
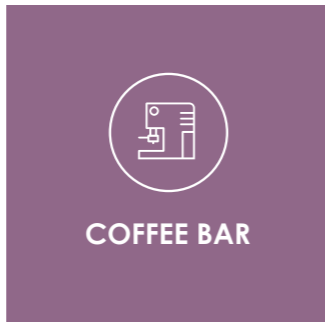
M4

A4

BRETFORD
London Waterloo - 32 mins

CENTRAL LONDON
9 miles

New restaurant and meeting area, fully equipped gym with showers offering a stimulating and enjoyable place to work.



Bright open spaces designed to a high specification.

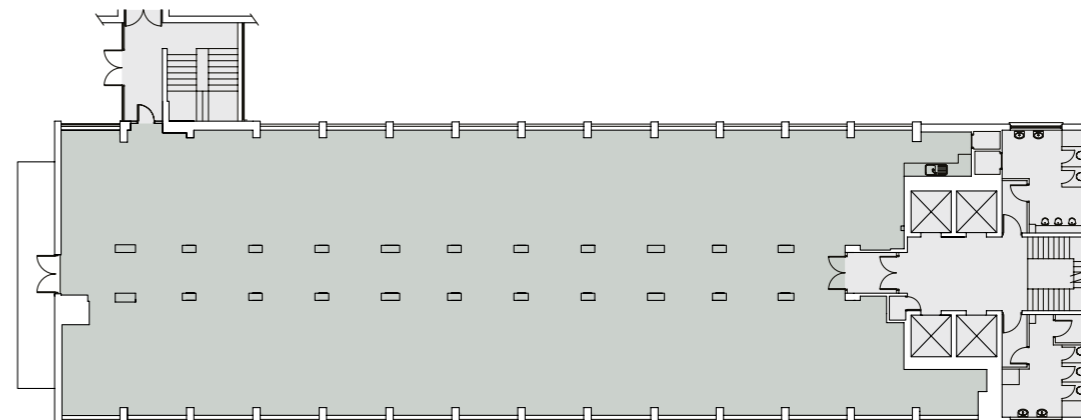
Flexible opportunities including traditional leases and all inclusive serviced office options. Available from 1,000 sq ft and contiguous floors of up to 30,000 sq ft.

SPECIFICATION

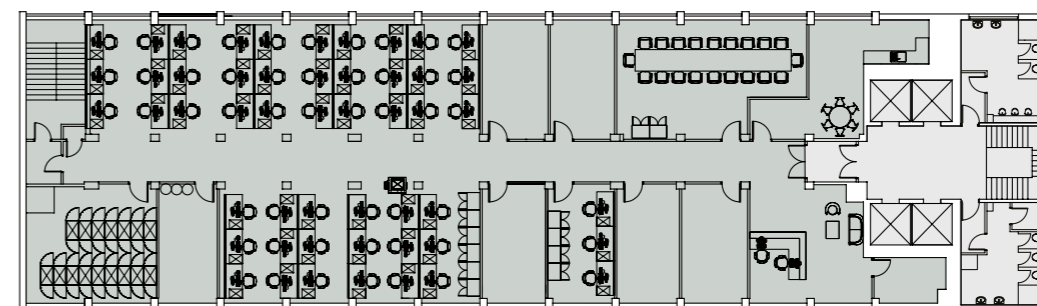
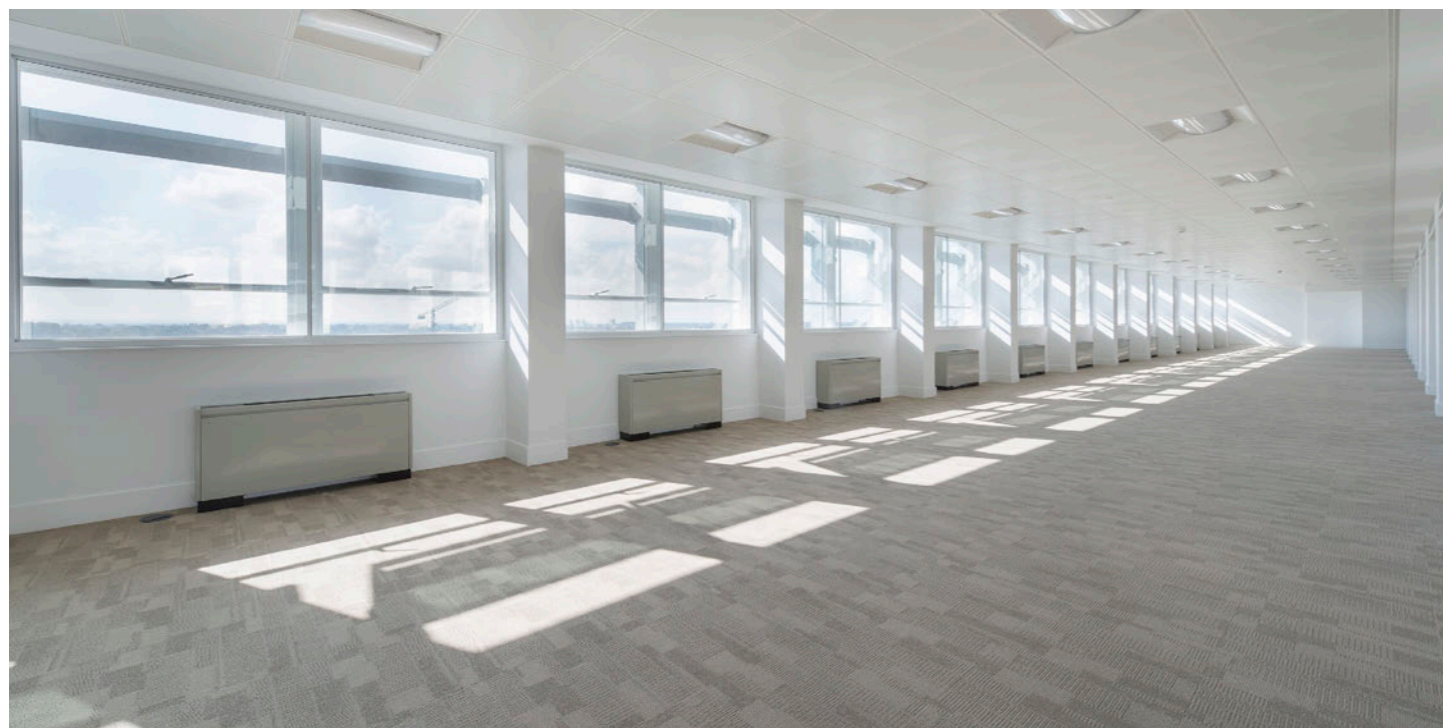
- Air conditioning
- Raised access floors
- Daylight dimming LED lighting
- Flexible floor plate
- Male and female toilets on each floor
- 7 high speed passenger lifts
- On-site car parking
- Dedicated concierge reception
- 24 hour access
- Serviced meeting rooms available by the hour
- High speed fibre available



Indicative fit-out



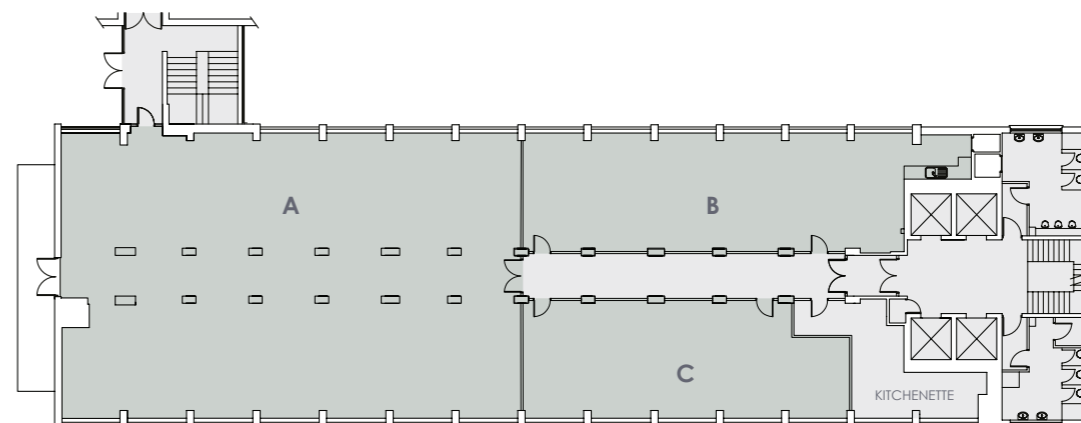
GW1 TYPICAL FLOOR PLAN
5,376 SQ FT / 499 SQ M



GW1 PROPOSED POTENTIAL LAYOUT
5,376 SQ FT / 499 SQ M



Indicative fit-out



GW1 SUB-DIVISION LAYOUT

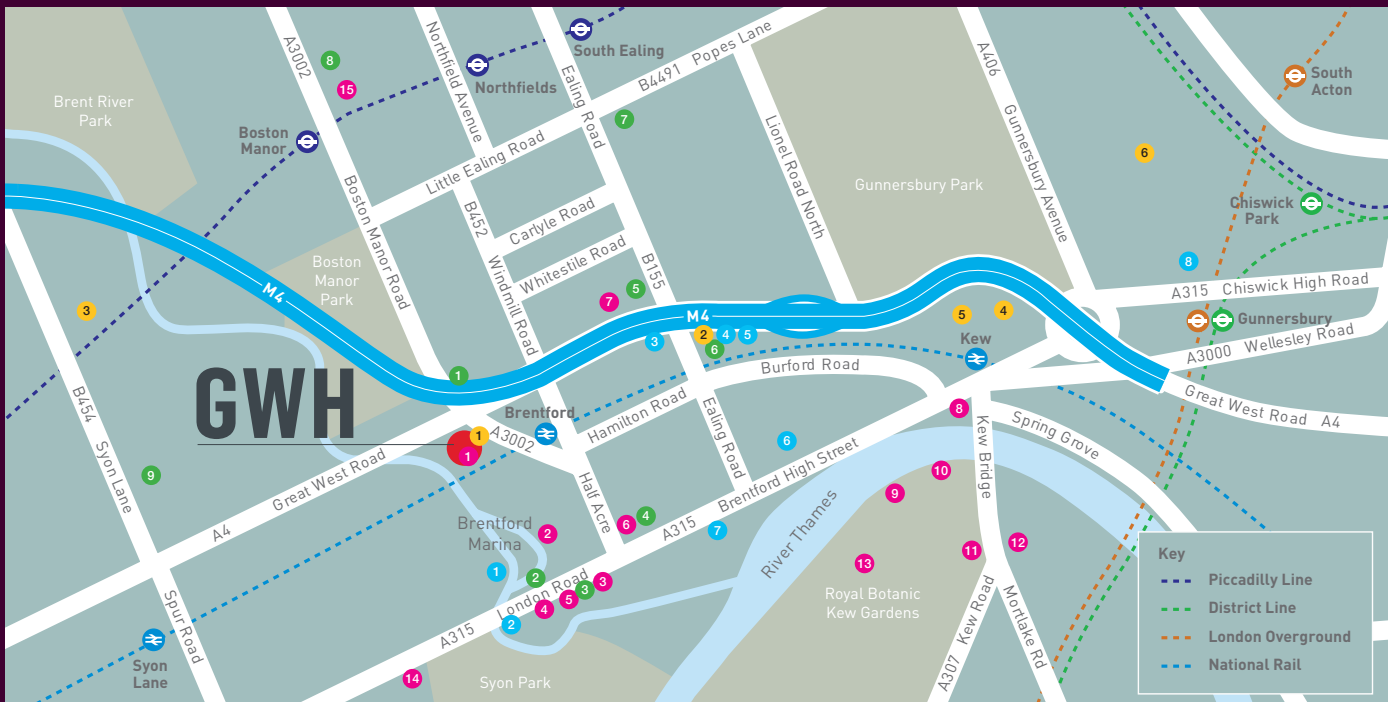
- A 2,917SQ FT / 271 SQ M
- B 1,076 SQ FT / 100 SQ M
- C 818 SQ FT / 76 SQ M

GWH

LOCATION

The building is within a 3 minute walk of Brentford Mainline Station. Boston Manor Piccadilly Line Underground Station is close by.

Boston Manor Park is a short walk away where you can relax and take in the surroundings or enjoy the leisure facilities which include, Tennis, Basketball, Football and a Putting Green.



AMENITIES

EAT & DRINK

- 1 Great West House Café
- 2 The Weir Bar
- 3 Siracusa
- 4 Magpie and Crown
- 5 Greggs
- 6 The Beehive
- 7 The Lord Nelson
- 8 Costa Coffee
- 9 The Cricketers
- 10 Ask
- 11 The Botanist
- 12 Kew Grill
- 13 The Orangery
- 14 Coach & Horses
- 17 The Royal

SPORT & LEISURE

- 1 Great West House Gym
- 2 Energie Fitness
- 3 Wyke Green Golf Course
- 4 Brentford Fountain Leisure Centre
- 5 Brentford FC
- 6 Virgin Active

SHOPS

- 1 Co-operative
- 2 Costcutter
- 3 Post Office
- 4 Morrisons
- 5 Co-operative
- 6 Sainsbury's Local
- 7 Co-operative
- 8 Sainsbury's Local
- 9 Tesco Extra

HOTELS

- 1 Holiday Inn
- 2 Hilton London
- 3 Premier Inn
- 4 Aparthotel Adagio
- 5 Hotel Novotel
- 6 Travelodge
- 7 Premier Inn
- 8 Clayton Hotel

CONNECTIONS

(TRAIN TIMES ARE FROM BRENTFORD MAINLINE STATION)



03

MINS TO KEW



05

MINS TO CHISWICK



13

MINS TO M25 (J15)



20

MINS TO HEATHROW AIRPORT



19

MINS TO CLAPHAM JUNCTION



32

MINS TO LONDON WATERLOO

greatwesthouse.com

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