



Great West Road • Brentford • Middlesex • TW8 9BS

www.gwq-commercial.com

Commercial Units Within Major New Urban Redevelopment



GWQ comprises an exciting urban redevelopment over approximately 12.5 acres to include offices, hotel, residential apartments and proposed retail and restaurant facilities. The development is set within a newly landscaped environment fronting the A4 Great West Road in Brentford. It will provide a European based design ethos incorporating courtyards, playgrounds and a one acre piazza as the main focal point.

The overall scheme will offer a new live and work experience and house over 1,000 residential apartments; a 200 bed Novotel hotel; and 'Skylon' a

contemporary 24 floor residential tower containing both serviced apartments and private apartments. The local area is home to approximately 7,000 residents.

The commercial element has planning consent for shops, restaurants, a drinking establishment, health club, art gallery and nursery. Sainsbury's Local have now leased a unit.

GWQ is also home to Wallis House, a Grade II Art Deco building, and former Headquarters of Glaxo SmithKline and BOAC. It is now the main headquarters for Barratt Homes West London. QWEST is managed by Workspace and provides a number of serviced offices solutions.

TRAVEL INFORMATION

DISTANCE FROM GWQ TO

Central London	5 miles
Heathrow Airport	7 miles
M25 (Junction 15)	9 miles

BY CAR

Central London	25 minutes
M25 (Junction 15)	14 minutes
Heathrow Airport	13 minutes
Chiswick	5 minutes
Richmond	10 minutes

BY TRAIN (from Brentford Train Station)

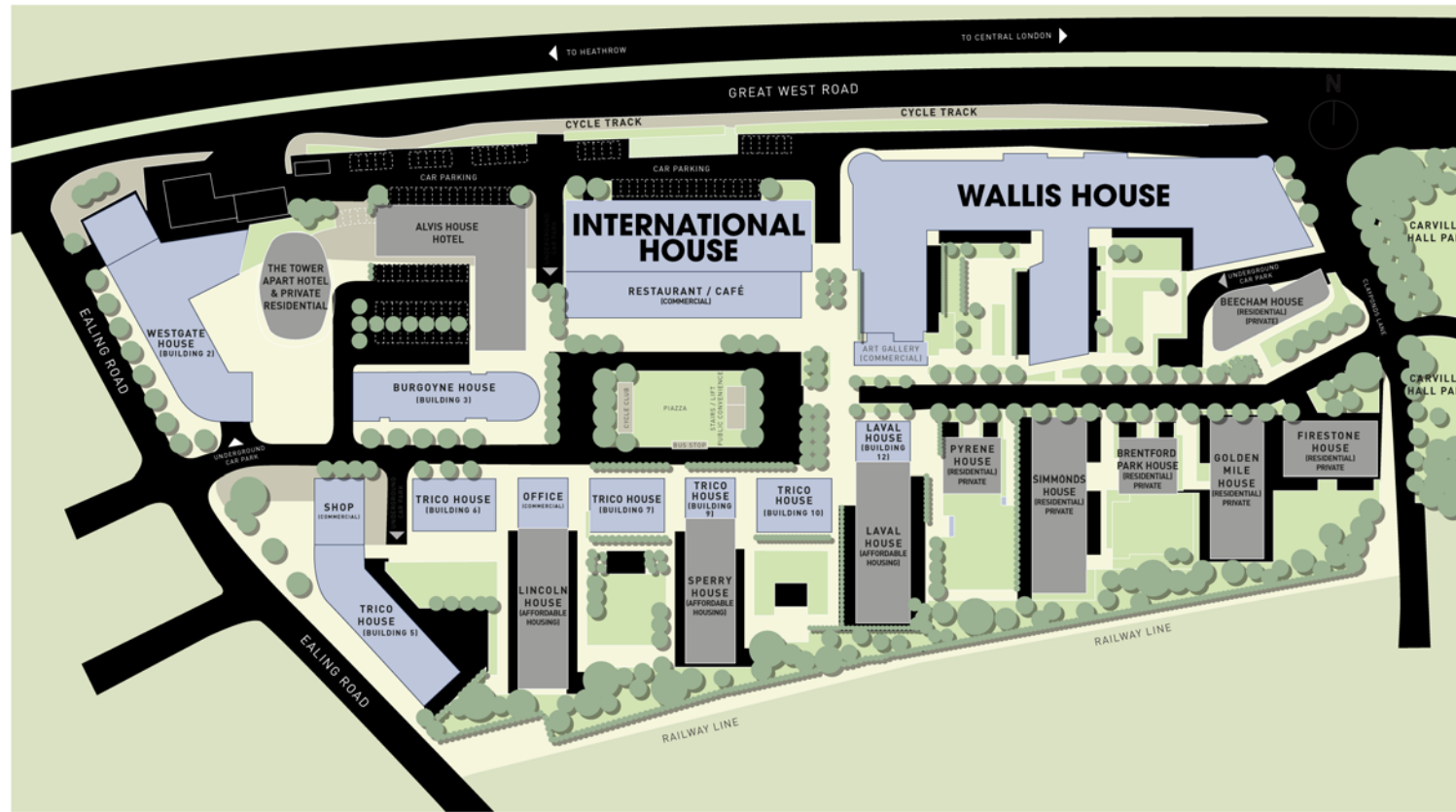
Chiswick	6 minutes
Clapham Junction	19 minutes
Richmond	26 minutes
London Waterloo	32 minutes
Heathrow*	22 minutes

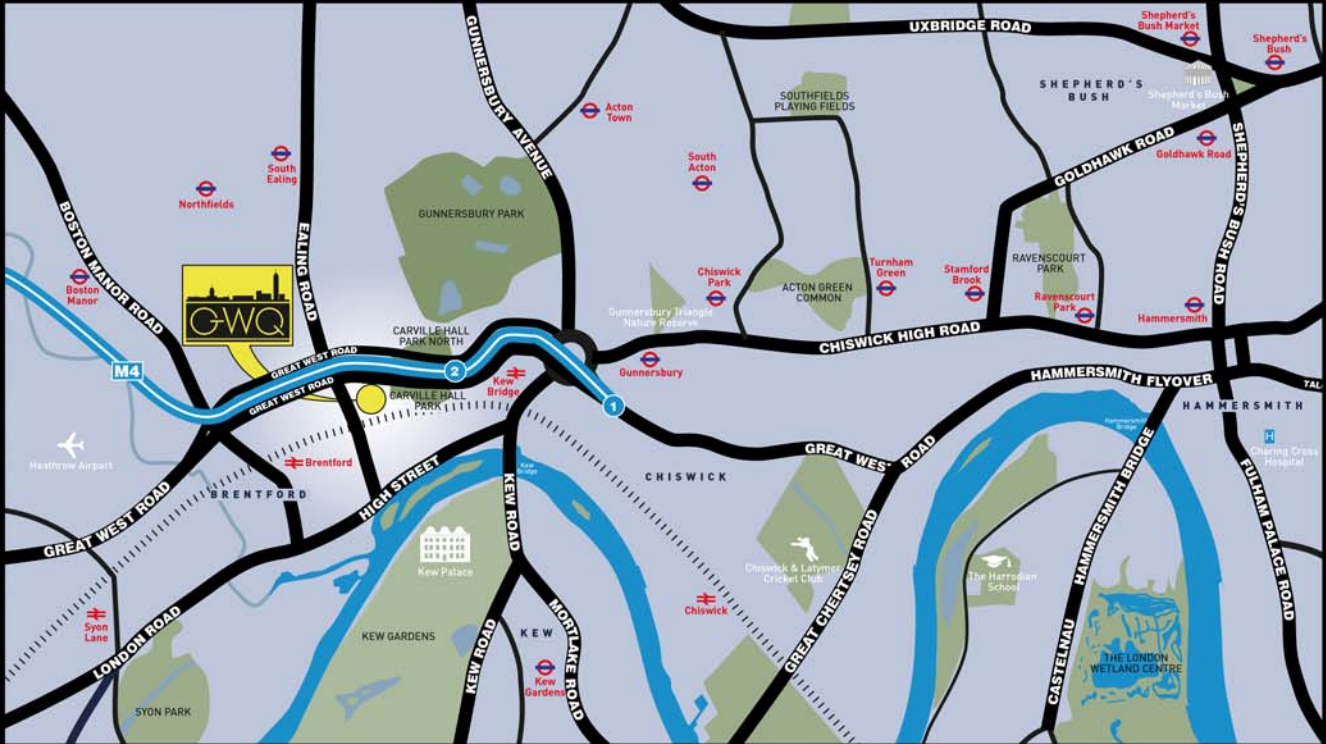
*Piccadilly Line from South Ealing/Northfields

LOCAL BUS ROUTES

65	Ealing Broadway – Richmond – Kingston
H91	Hounslow – Brentford – Chiswick – Kensington
237	Hounslow – Brentford – Chiswick - Shepherd's Bush
267	Twickenham – Isleworth – Brentford – Chiswick – Hammersmith

*A new bus stop will be erected within the piazza of GWQ from summer 2013 connecting Brentford and Ealing





Location

The property is located prominently on the Great West Road, within the section known as the "Golden Mile" within the impressive new GWQ development. 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 and over-ground).



Heathrow Airport and Central London are approximately 8 miles distant.

EPC

To be assessed immediately on shell and core service completion.

Quoting Terms

Property is available either for sale on a virtual freehold basis, or to let on new FRI leases.

Viewing

Viewing by appointment through joint sole agents:



Anthony Rose – 020 7493 4242



BARRATT
HOMES



Caroline Waldron – 020 8400 8898
John Vokins – 020 8400 8895

The agents for themselves and for the vendors of this property, whose agents they are, give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. 2. All descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. 3. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude.



Our client has regard to the recommendations of the voluntary code of practice for commercial leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commerciallease.co.uk or obtained from the Royal Institution of Chartered Surveyors. Tel. No. 020 7334 3806. March 2013.

GWQ

GREAT WEST QUARTER
~ LEISURE ~



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