

# LANDMARK OFFICE



**GRADE A OFFICE SPACE**  
BRENTFORD, MIDDLESEX, TW8 9BW  
6,049 - 21,809 sq.ft. (562.0 - 2,026.2 sq.m.)

27  
GREAT  
WEST  
RD

# 27 GREAT WEST RD

**GRADE A OFFICE SPACE**  
**BRENTFORD, MIDDLESEX, TW8 9BW**  
 6,049 - 21,809 sq.ft. (562.0 - 2,026.2 sq.m.)



## Location

27 Great West Road is one of West London's landmark office buildings commanding a highly prominent position fronting the A4 Great West Road, and directly overlooking the M4. The building is located within a section known as the "Golden Mile", on account of the high quality corporate occupiers within the immediate vicinity.

Being situated at the corner of Great West Road and Lionel Road South, almost immediately next to the junction 2 M4 slip road, gives this building a unique advantage in terms of accessibility to the M4 motorway leading both out of town and into Central London, plus to Kew and the South and North Circular Roads.



Maps and plans not to scale. For information purposes only.

## Communications

### On Foot

Gunnersbury underground	0.9 miles
Kew Bridge station	0.3 miles

### Road

Central London	8.9 miles
Heathrow Airport	8.2 miles
M25 / M4 interchange	9.1 miles
Hammersmith	4.2 miles

### Rail

London Waterloo	30 mins
Richmond (District line & overground)	21mins

Approximate times and distances.  
 Source: Google & National Rail.

## Specification

The accommodation is to undergo a refurbishment programme to include the specification below:

- 4 pipe fan coil air conditioning system
- Full accessed raised floors
- Mineral fibre suspended ceiling
- LG7 lighting
- 2.7m floor to ceiling height
- Male & Female toilets at each level
- Car parking ratio of 1:396 sq ft
- South facing balcony at 6th floor level
- 24 hour security
- EPC rating - E (110)

The reception is to undergo a comprehensive refurbishment to present a corporate modern contemporary area.

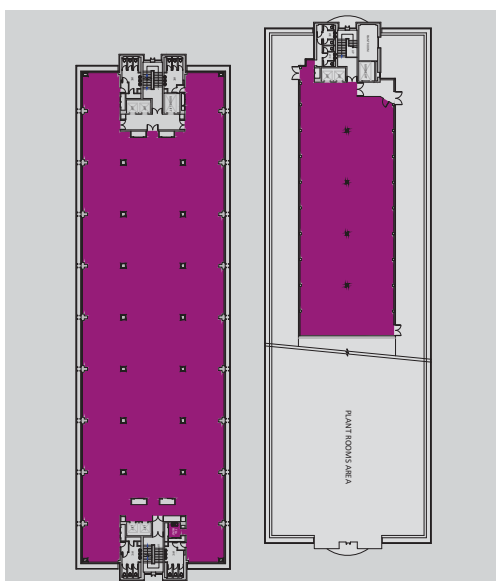
## Corporate Occupiers

Occupiers within the immediate vicinity include GlaxoSmithKline, Worley Parsons, EMC2, Sega, Sky, JC Decaux, Reliance Globalcom amongst others.

## Amenities

The property is within walking distance of GWQ, (0.2 miles), which is a major mixed-use urban redevelopment, with an existing Sainsbury's Local, and other retail, restaurant and crèche facilities proposed. Other local facilities include:

- Fountain Leisure Centre (pool/gym/café) - Brentford
- Gunnersbury Park - 186 acres - virtually opposite
- Watermans Arts Centre (theatre/cinema/café)
- Costa Coffee café - Kew Bridge



## Floor Areas

3rd Floor	15,760 sq.ft.	1,464.2 sq.m.
6th Floor	6,049 sq.ft.	562.0 sq.m.
<b>TOTAL</b>	<b>21,809 sq.ft.</b>	<b>2,026.2 sq.m.</b>

Stated as approximate net internal areas.

**Viewing**  
 By appointment with joint sole agents.

**John Vokins**  
 Tel: 020 8400 8895  
 j.vokins@vokins.co.uk

**Roddy Abram**  
 Tel: 020 7861 1280  
 Roddy.Abram@knightfrank.com

**Misrepresentation Act 1967:** 1. These particulars do not constitute, nor constitute any part of, an offer contract. 2. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. 3. Any intending purchaser/occupier must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. Neither the lessor(s) nor their appointed agents make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments. June 2013

