

**TO LET – FLEXIBLE STUDIO SUITES WITH CAR PARKING
LOCATED ON THE GOLDEN MILE (A4) GREAT WEST ROAD**


VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk



Wallis House

1100 Great West Road, Brentford, TW8 0HE

50 – 5,000 sq. ft.
(4.64 – 464.5 SQ M.)

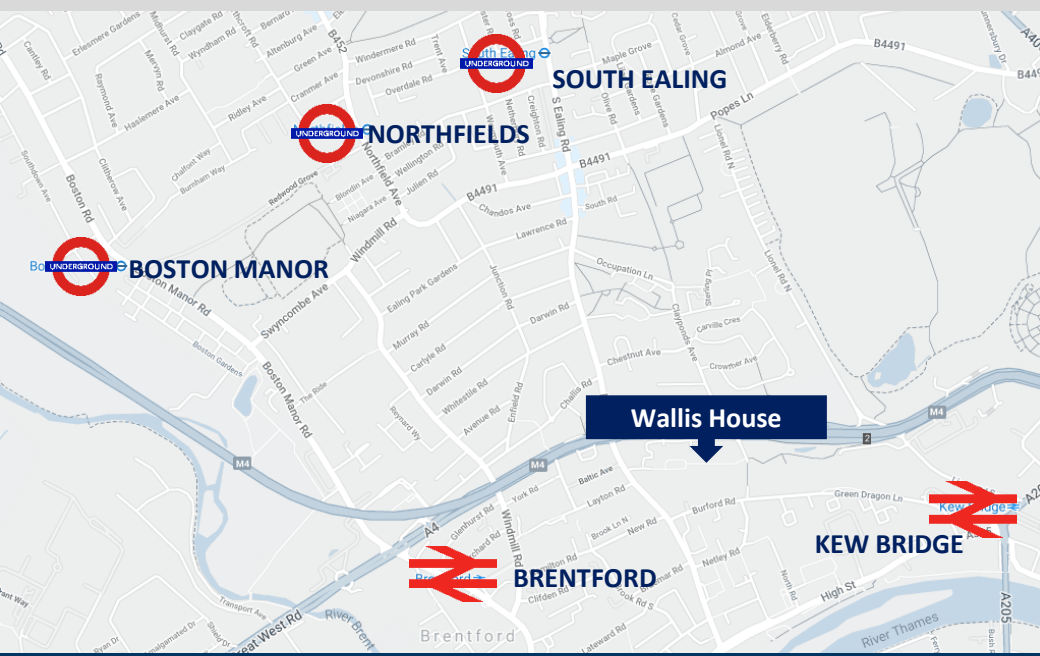
Wallis House, 1100 Great West Road, Brentford, TW8 0HE



Location

The property is 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 Boston Manor (1.2 miles). The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.



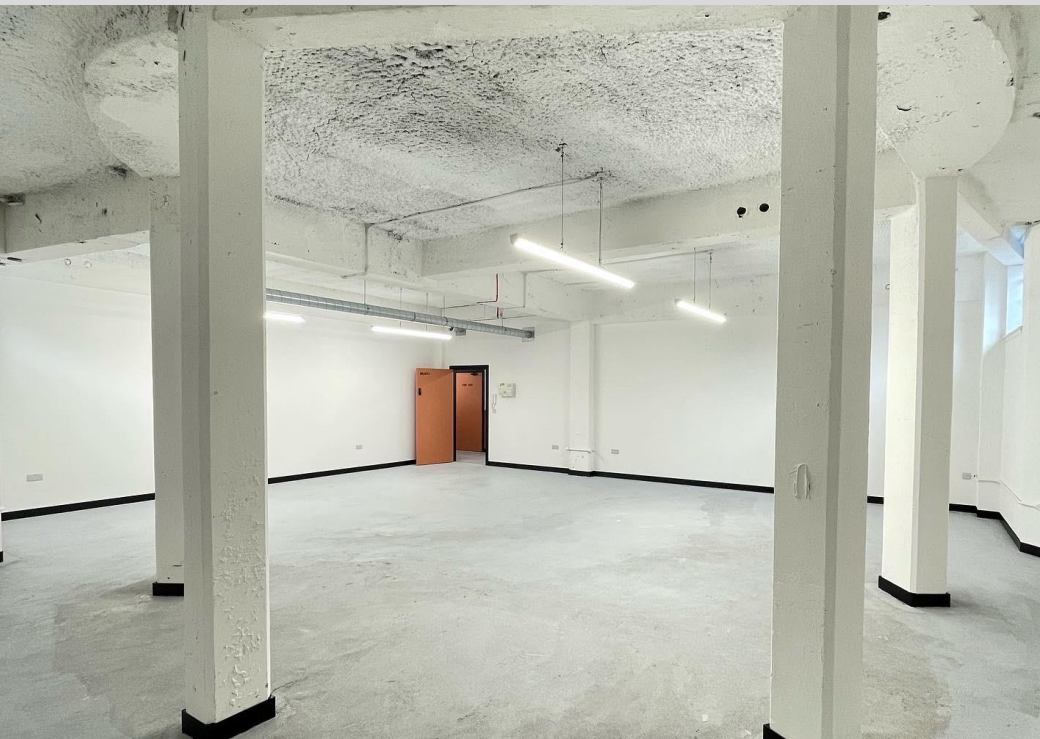
	Boston Manor (Piccadilly Line)	1.2 miles
	Brentford (British Mainline)	0.8 miles
	Kew Bridge Station	0.8 miles
	Osterley Station (Piccadilly Line)	2.3 miles
	A4 / M4 Motorway (Junction 2)	0.9 miles
	A4 Great West Road, The Golden Mile'	0.1 miles
	Heathrow Airport	7.1 miles
	M25 – Heathrow	9.8 miles

The Property

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.

Wallis House is an art deco building which provides a unique identity whilst maintaining originality of the 1930s building.

The subject space comprises of 'shell and core' self contained studio suites, located on the East and West wings of Wallis House.



Amenities

The property benefits from the following amenities: -

- CCTV
- Entryphone system
- Shared communal garden
- Super fast fibre optic Wi-Fi
- 24 Hour Access
- Underground parking
- Shared communal kitchen
- Disabled Access

Terms

Studio spaces are available on a part inclusive basis.

Availability and further details available from the agents.

Rent

Studio spaces available from £200 + VAT per calendar month inclusive of service charge.

Rates

All applicants must make their own enquiries through the London Borough of Hounslow billing authority, before acting upon this information.

VAT

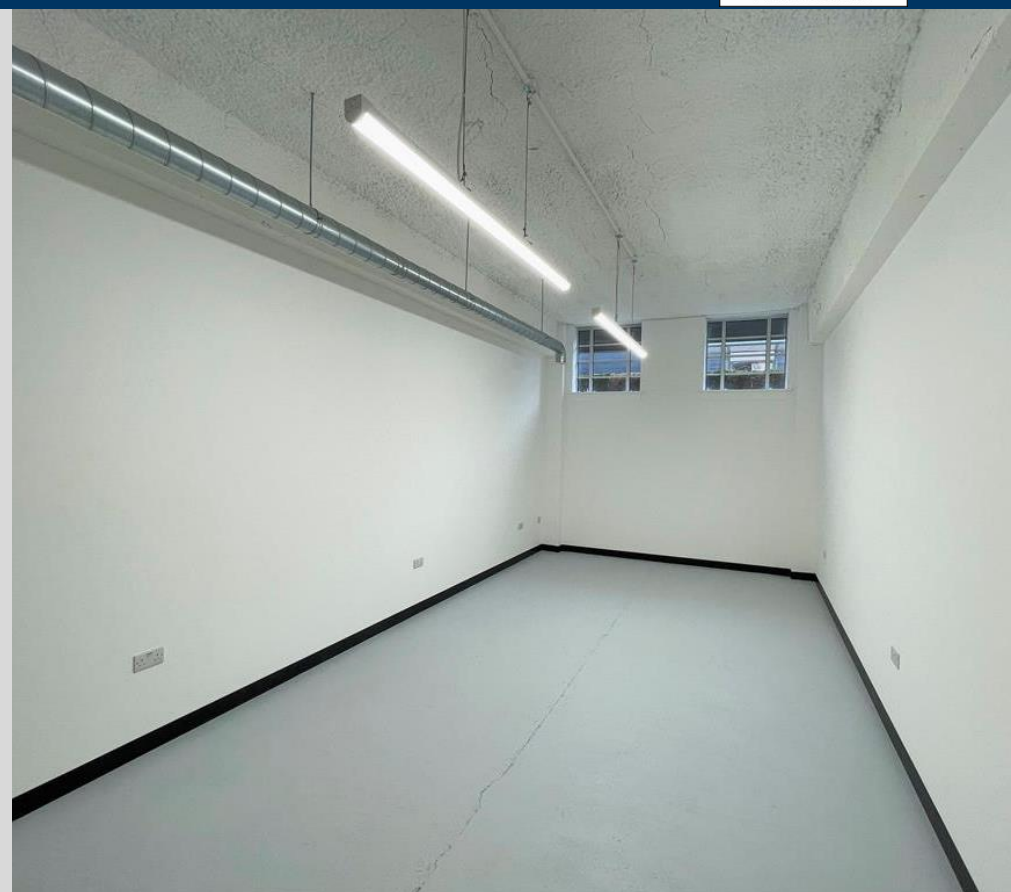
VAT is applicable.

EPC

Further details available from the agents.

Viewing

Viewing by prior appointment with the agents.



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. August 2023.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Luke Storey
l.storey@vokins.co.uk
020 8400 8876