

**TO LET – FLEXIBLE OFFICE SUITES AVAILABLE – LOCATED  
ON THE GOLDEN MILE OF THE GREAT WEST ROAD**

## **Q WEST**

**Great West Road, Brentford, TW8 0GP**

**165 – 5,250 sq. ft.  
(15.3 – 487.7 SQ M.)**



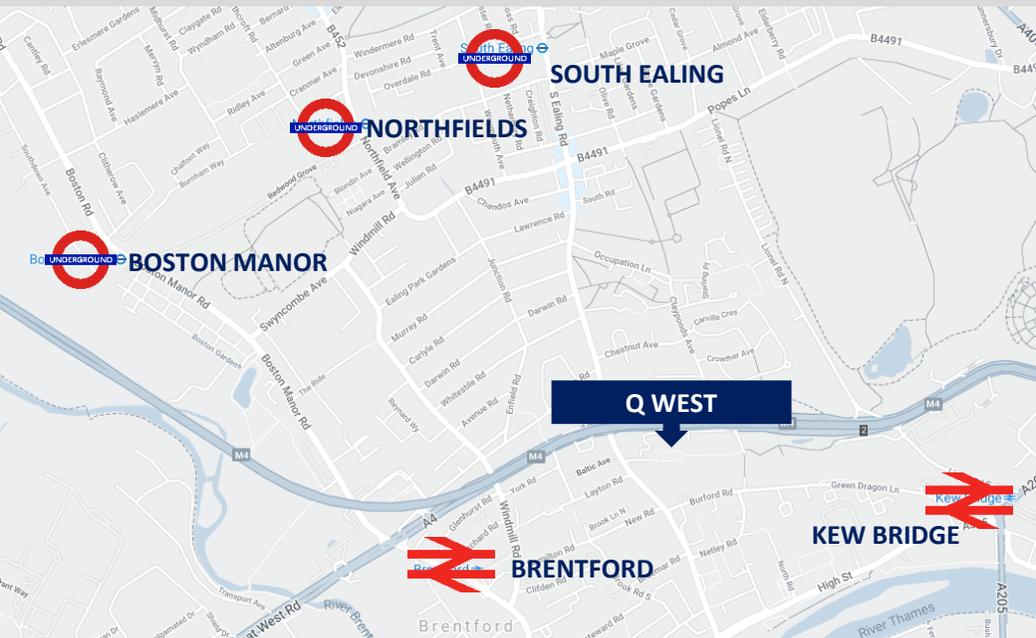
# Q WEST, Great West Road, Brentford, TW8 0GP

## 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



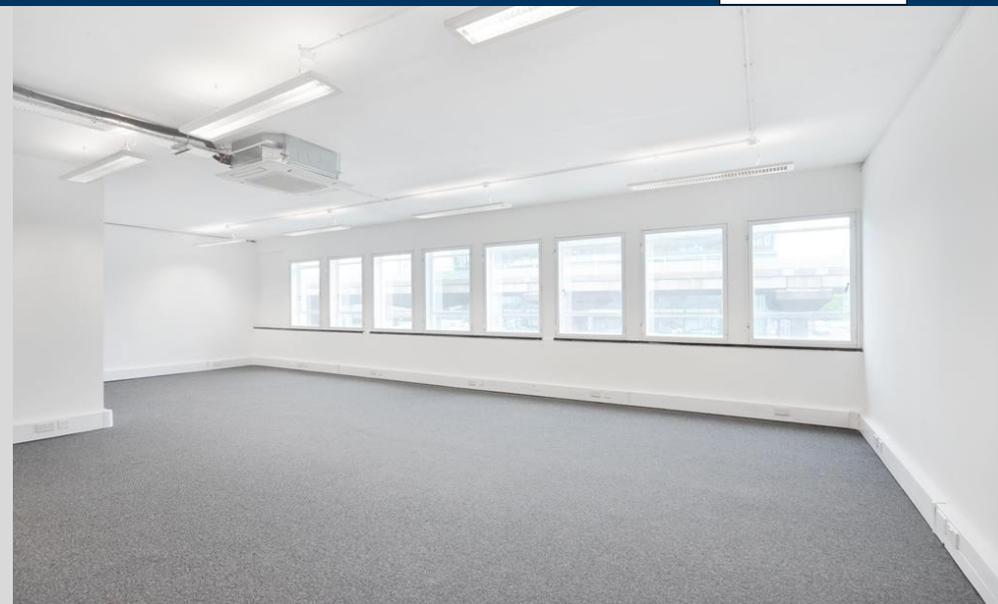
A4 / M4 Motorway (Junction 2)	0.9 miles
A4 Great West Road, The Golden Mile'	0.1 miles
Heathrow Airport	7.1 miles
M25 – Junction X - Heathrow	9.8 miles

## 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.

GWQ is home to Barratt's London Headquarters; a 200 bed 'Novotel' hotel; over 1000 residential apartments as well as the striking 25-floor tower.

There are also various retail facilities, Cybertots Nursery, Sainsbury's, Dry cleaners, RADA café, as well as multiple office occupiers.



## Amenities

The property benefits from the following amenities: -

- CCTV
- Meeting Rooms
- Showers
- Recycling Facilities
- Wi-Fi
- 24 Hour Access
- Bureau Facilities
- Parking
- Disabled Access

## Terms

Office suites are available on a part inclusive basis.  
Availability and further details available from the agents.

## Rent

Rent on application.

## Rates

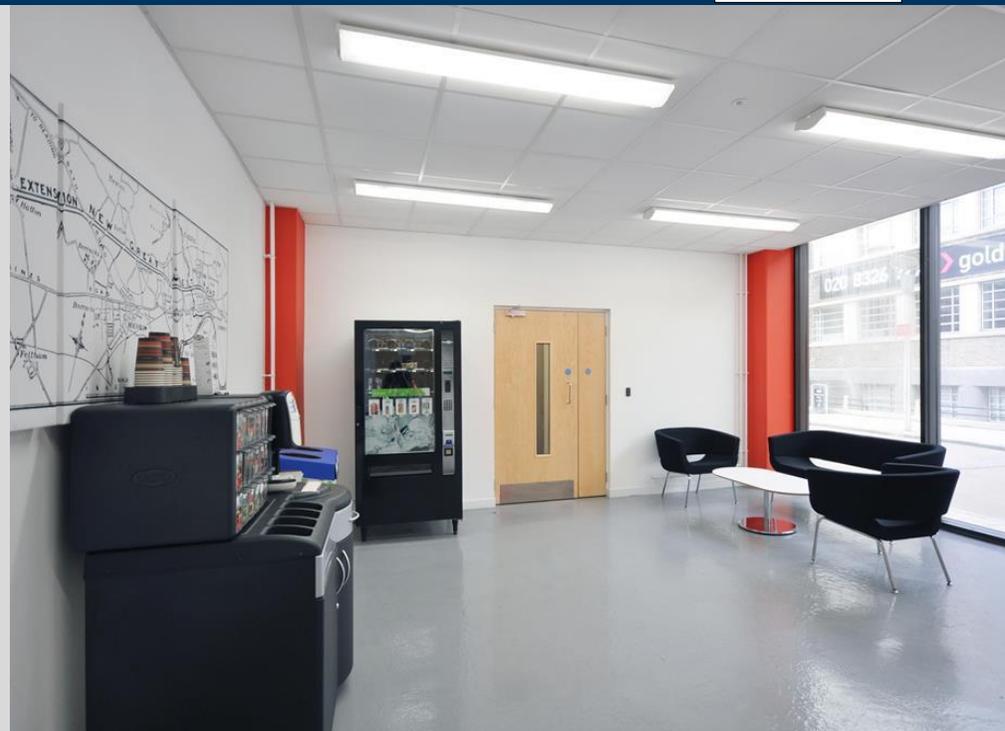
All applicants must make their own enquiries through the London Borough of Hounslow billing authority, before acting upon this information.

## VAT

VAT may be applicable.

## EPC

Rating: C (67)



## Viewing

Through prior arrangement with agent Vokins.

### 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.

### 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.

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