

GREAT WEST ROAD, BRENTFORD, TW8 9DF

**GWH**

HIGH QUALITY AIR CONDITIONED OFFICES WITH SUBSTANTIAL ON SITE PARKING



[greatwesthouse.com](http://greatwesthouse.com)



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.





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



GYM WITH  
FITNESS CLASSES





COFFEE BAR



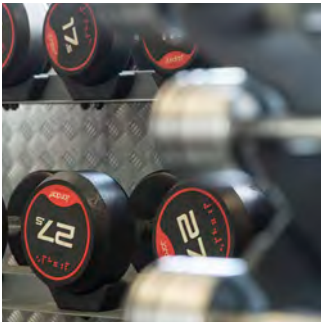


TERRACE  
WITH BBQ





TENANT SHUTTLE BUS  
To and from Boston Manor  
Underground station





RESTAURANT





SHOWER  
FACILITIES





CYCLE STORAGE





BUSINESS CENTRE  
& MEETING ROOMS





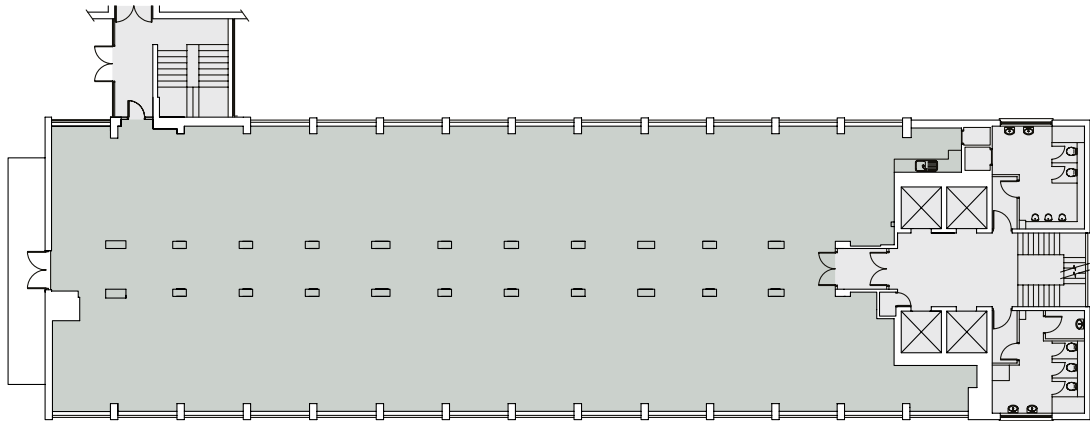
Bright open spaces designed to a high specification.

SPECIFICATION

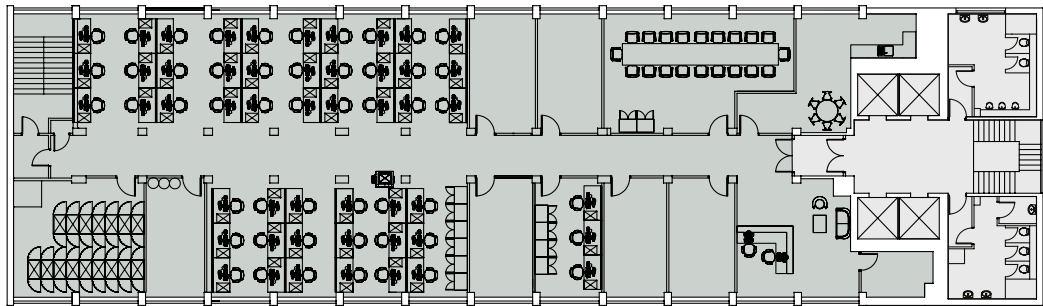
- Air conditioning
- Raised access floors
- Daylight dimming LED lighting
- Flexible floor plate
- Male and female toilets on each floor
- 7 high speed passenger lifts
- On-site car parking
- Dedicated concierge reception
- 24 hour access
- Serviced meeting rooms available by the hour
- High speed fibre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



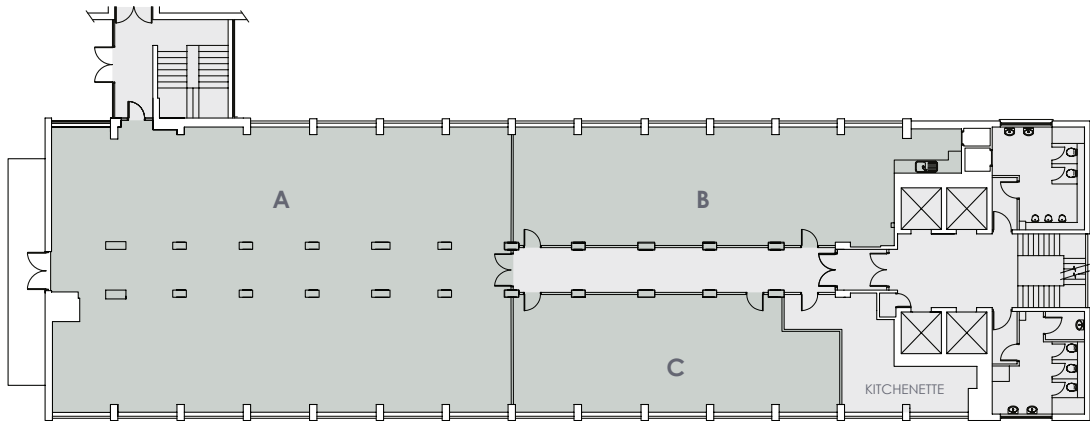
Flexible opportunities including traditional leases and all inclusive serviced office options. Available from 1,000 sq ft.



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



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



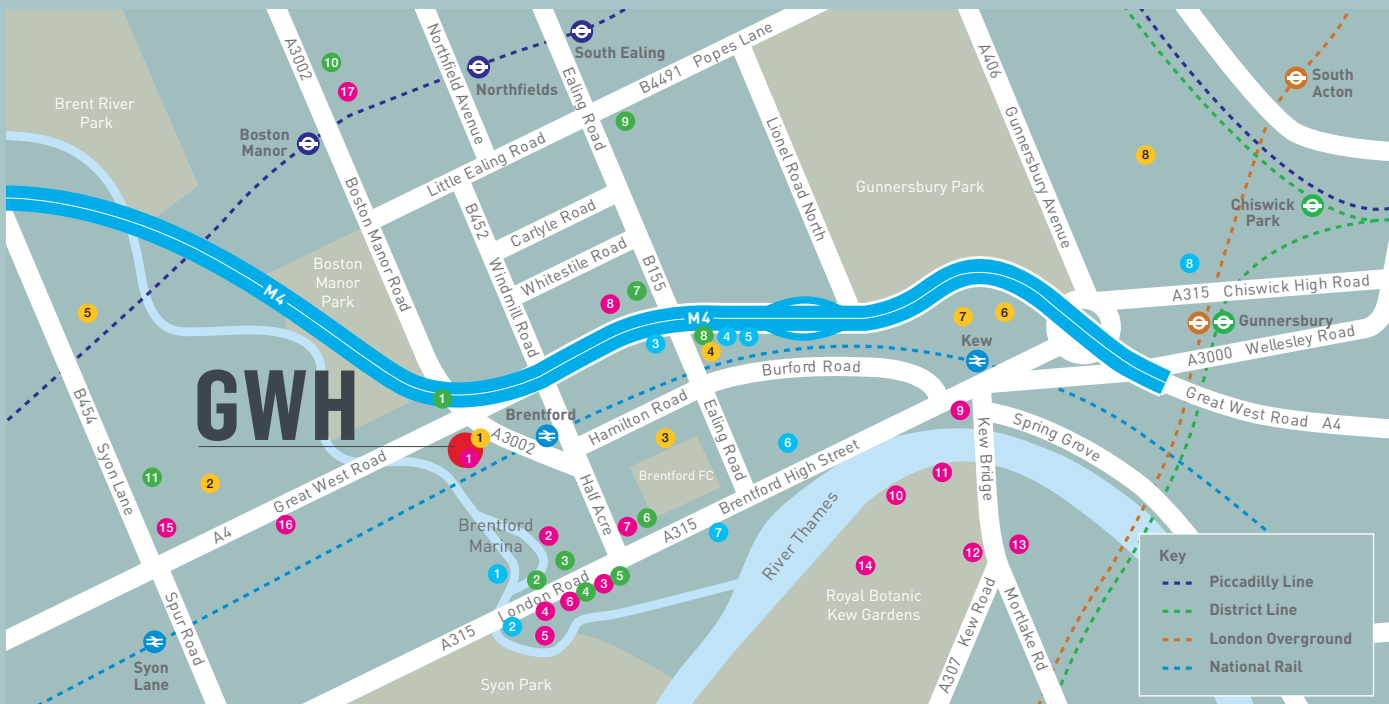
GW1 SUB-DIVISION LAYOUT  
A 2,917SQ FT / 271 SQ M  
B 1,076 SQ FT / 100 SQ M  
C 818 SQ FT / 76 SQ M

GWH

## LOCATION

The building is within a 3 minute walk of Brentford Mainline Station. Boston Manor Piccadilly Line Underground Station is close by with the building offering a peak hour shuttle bus to the station.

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 &amp; DRINK

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

## SPORT &amp; LEISURE

- 1 Great West House Gym
- 2 Top Notch Health Club
- 3 Brentford FC
- 4 Fit 4 Less
- 5 Wyke Green Golf Course
- 6 Brentford Fountain Leisure Centre
- 7 Brentford FC (New stadium due 2020)
- 8 Virgin Active

## SHOPS

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

## HOTELS

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

## CONNECTIONS

(TRAIN TIMES ARE FROM BRENTFORD MAINLINE STATION)



**03**  
MINS TO  
KEW



**20**  
MINS TO  
HEATHROW  
AIRPORT



**05**  
MINS TO  
CHISWICK



**19**  
MINS TO  
CLAPHAM  
JUNCTION



**13**  
MINS TO  
M25 (J15)



**32**  
MINS TO  
LONDON  
WATERLOO

Owned and  
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