



# CAPITAL INTER CHANGE

**38 Capital Interchange Way,  
Brentford, London TW8 0EX**

Prominent commercial building with B-class use suitable for a variety of uses including: offices, storage, medical and educational uses (subject to permission for a change of use)

Approximately 32,839 sq ft NIA

## LOCATION

# A new commercial address for Brentford — built for fast-paced modern business

**CAPITAL INTERCHANGE** brings contemporary workspace to Brentford, with a West London location defined by connectivity, regeneration and growing commercial momentum.

Set within the wider Brentford regeneration area, and close to Kew, it offers a rare balance — a highly-practical base for business with a distinctive, character-rich West London identity.

The development delivers four levels of commercial accommodation, providing approximately 32,839 sq ft NIA in total.

The Upper Ground Floor provides 7,039 sq ft NIA, with Floors 1–3 above each providing a typical floorplate of 8,600 sq ft NIA.

Offered in shell-and-core condition, the building creates flexibility for a broad range of occupiers, from single-floor businesses to multi-level tenants.

The wider mixed-use scheme transforms a former brownfield site and includes new homes, retail and commercial space, helping establish a new Brentford destination with long-term relevance and energy.

The proposal also highlights strong sustainability credentials, including a **BREEAM Excellent target and a 46% reduction in regulated carbon emissions**, underlining the development's future-facing appeal.

A business address with presence, **CAPITAL INTERCHANGE** combines excellent access to West London and Central London with the advantages of a fast-evolving Brentford setting — strong transport links, riverside character, nearby green space and an environment that feels more considered than the typical office proposition.



DESCRIPTION

# FOUR FLEXIBLE FLOORS

CAPITAL INTERCHANGE is arranged over four commercial floors, creating clear, efficient floorplates that can support a wide range of occupational requirements.

At Upper Ground Floor, 7,039 sq ft NIA provides a strong arrival point, including 5,194 sq ft NIA of commercial space, while Floors 1, 2 and 3 each extend to approximately 8,600 sq ft NIA, offering consistency and flexibility across the building.

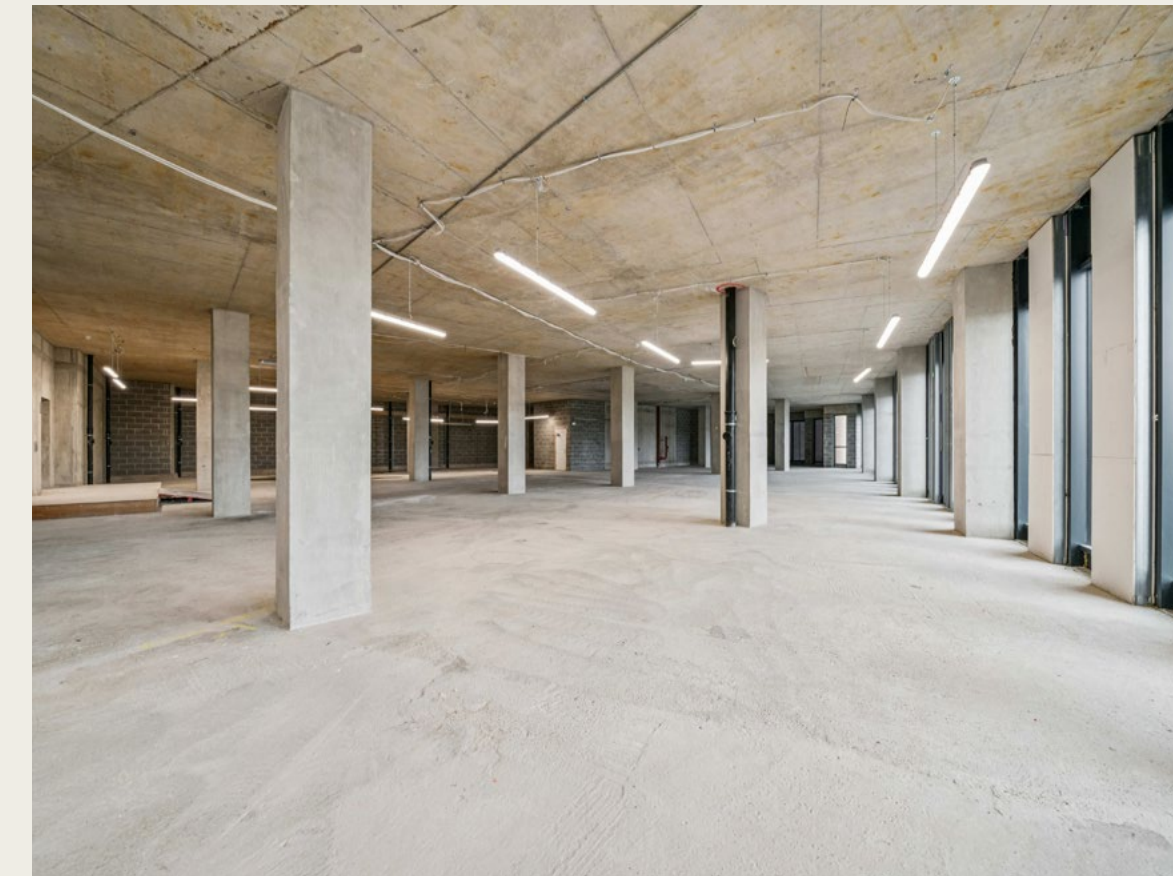
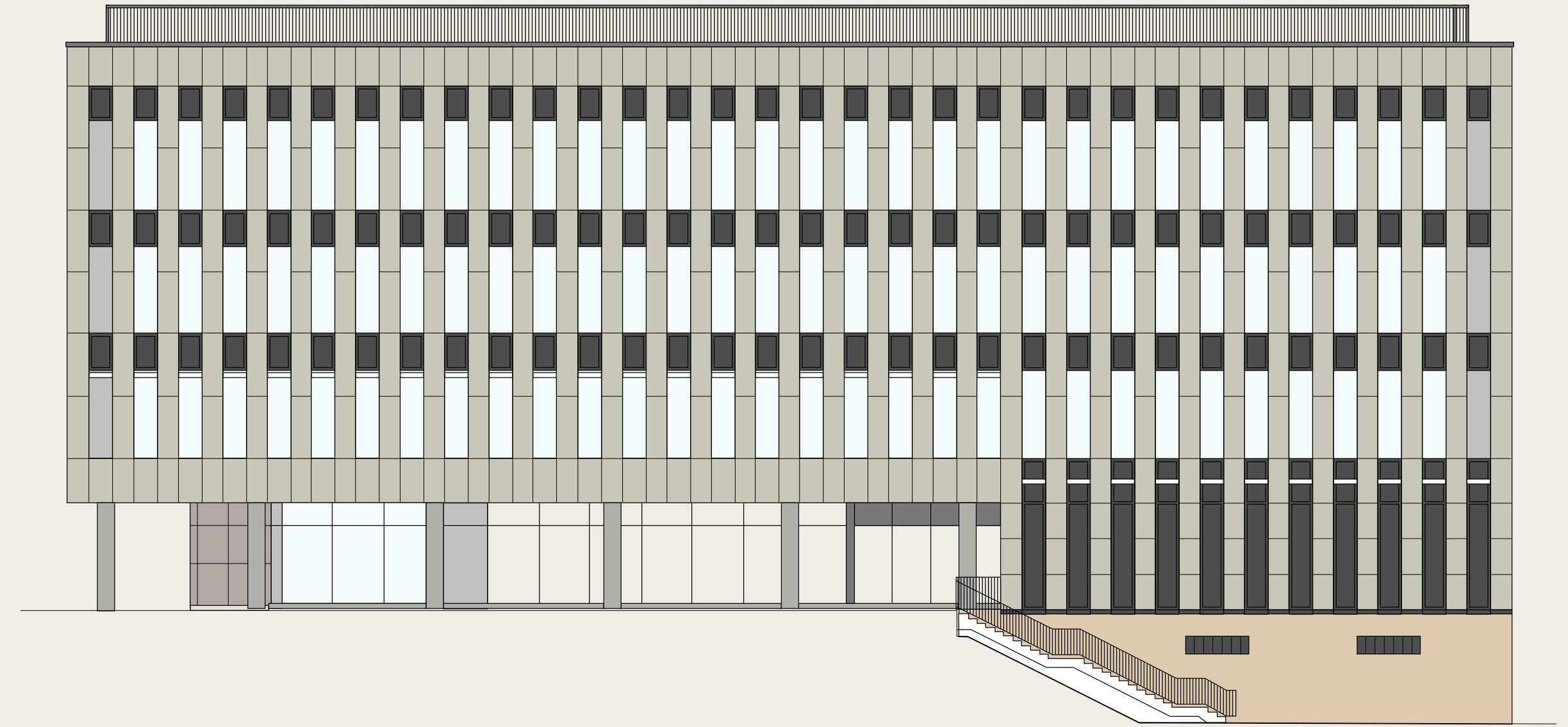
This simple, well-balanced layout makes the building suitable for a variety of leasing strategies.

It can accommodate a headquarters-style occupier taking multiple levels, businesses seeking a single floor, or a multi-let arrangement designed around modern tenant demand.

The shell-and-core specification gives incoming occupiers the freedom to create workspace that reflects their own operational and cultural needs, from open-plan offices and collaboration zones to meeting suites, private rooms and client-facing environments.

Supporting infrastructure adds further practicality, including commercial parking within the secure lower ground car park and long-stay cycle storage.

The result is workspace that is straightforward, adaptable and commercially intelligent — a building designed not to impose a way of working, but to support one.



## 7,039 sq ft NIA

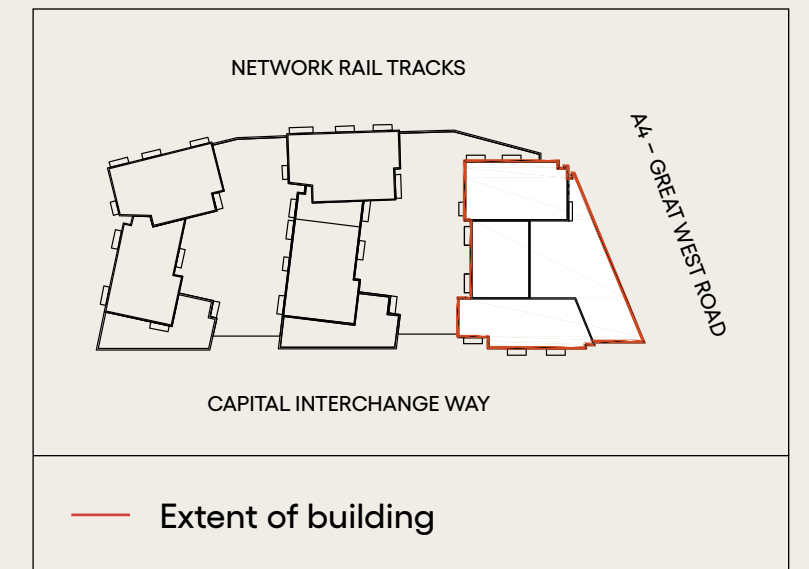
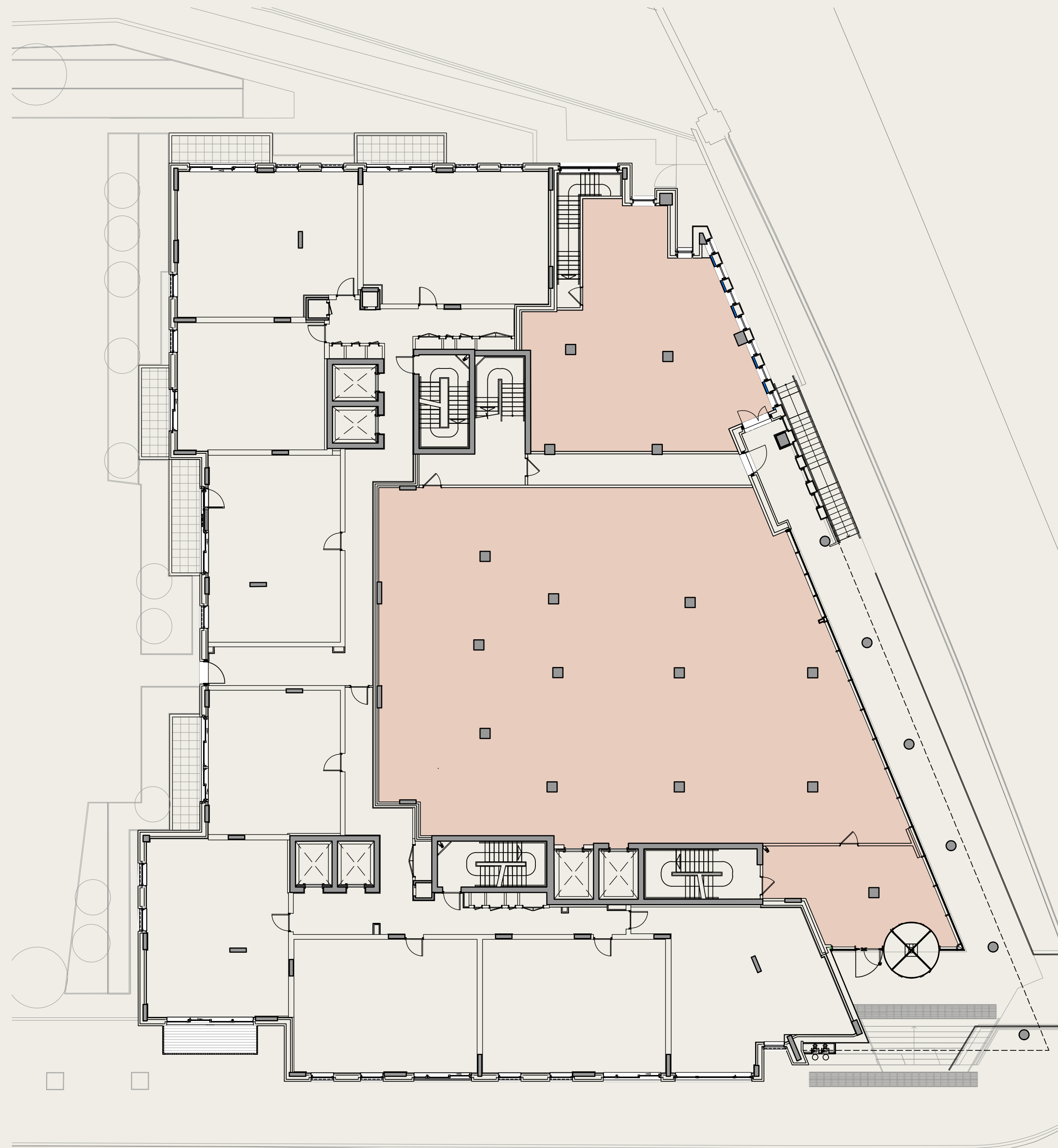
Available on upper ground floor

## 8,600 sq ft NIA

Available on each of floors 1, 2 & 3

# FLOOR PLANS

<b>Upper Ground Floor</b>	<b>7,039 sq ft NIA</b>
First Floor	8,600 sq ft NIA
Second Floor	8,600 sq ft NIA
Third Floor	8,600 sq ft NIA
<b>TOTAL</b>	<b>32,839 sq ft NIA</b>



Note:  
All areas are indicative and subject to a full measured survey

# FLOOR PLANS

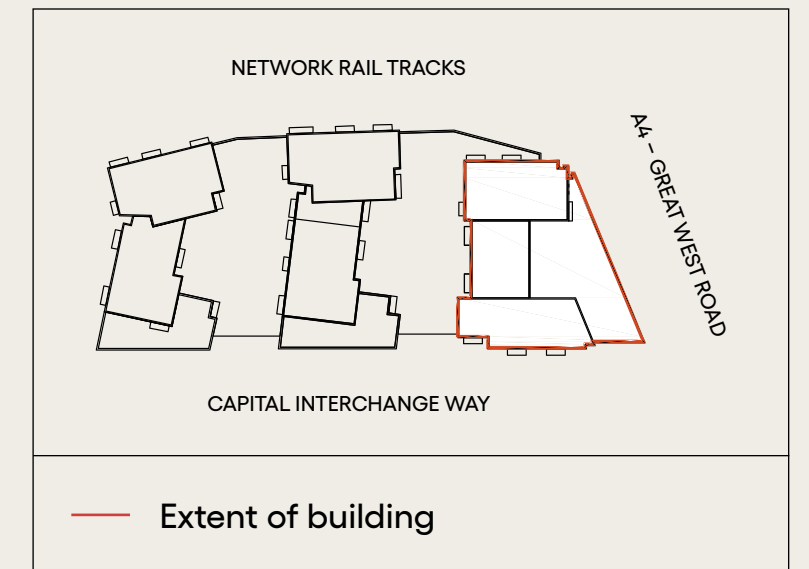
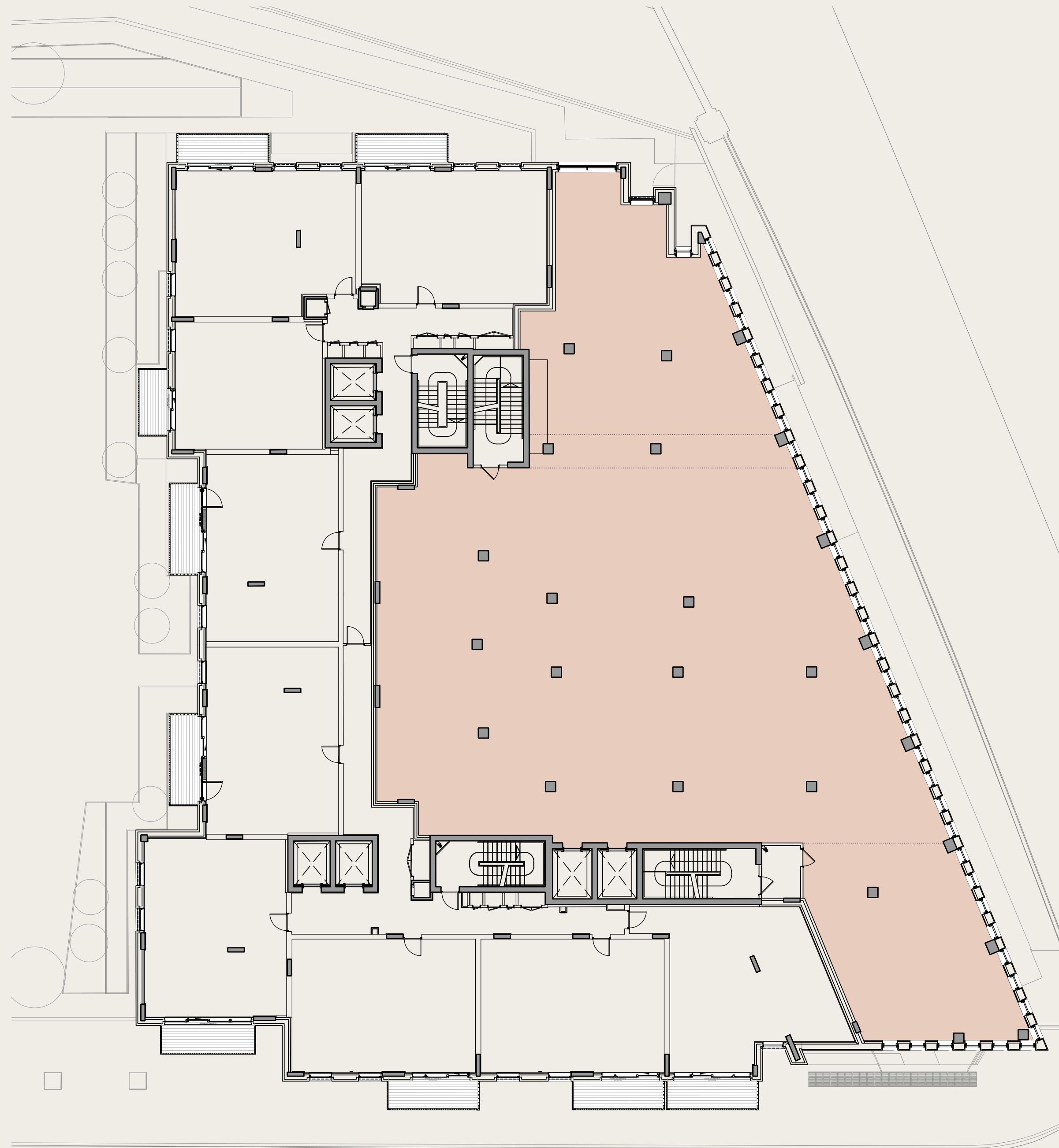
Upper Ground Floor 7,039 sq ft NIA

**First Floor 8,600 sq ft NIA**

Second Floor 8,600 sq ft NIA

Third Floor 8,600 sq ft NIA

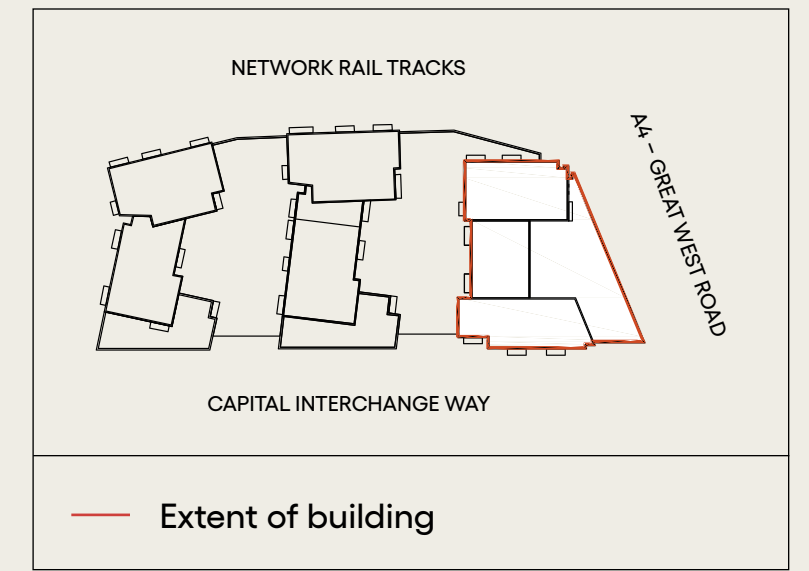
**TOTAL 32,839 sq ft NIA**



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# FLOOR PLANS

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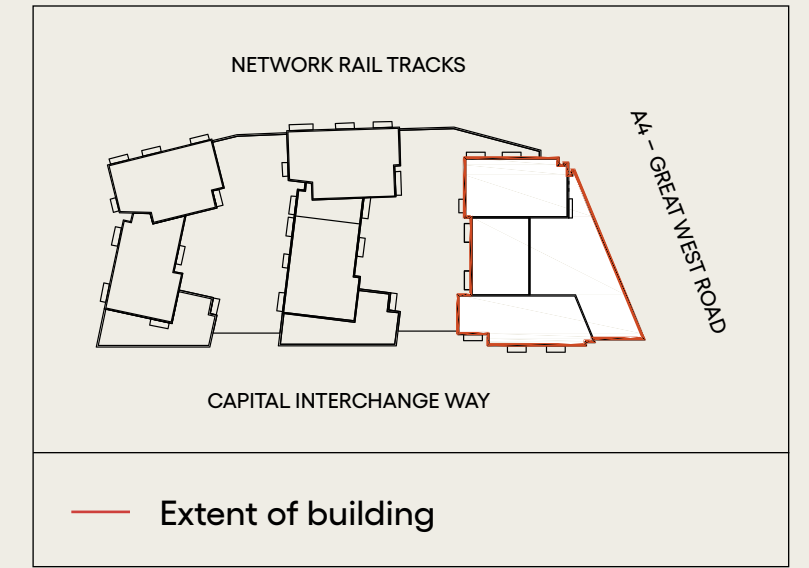
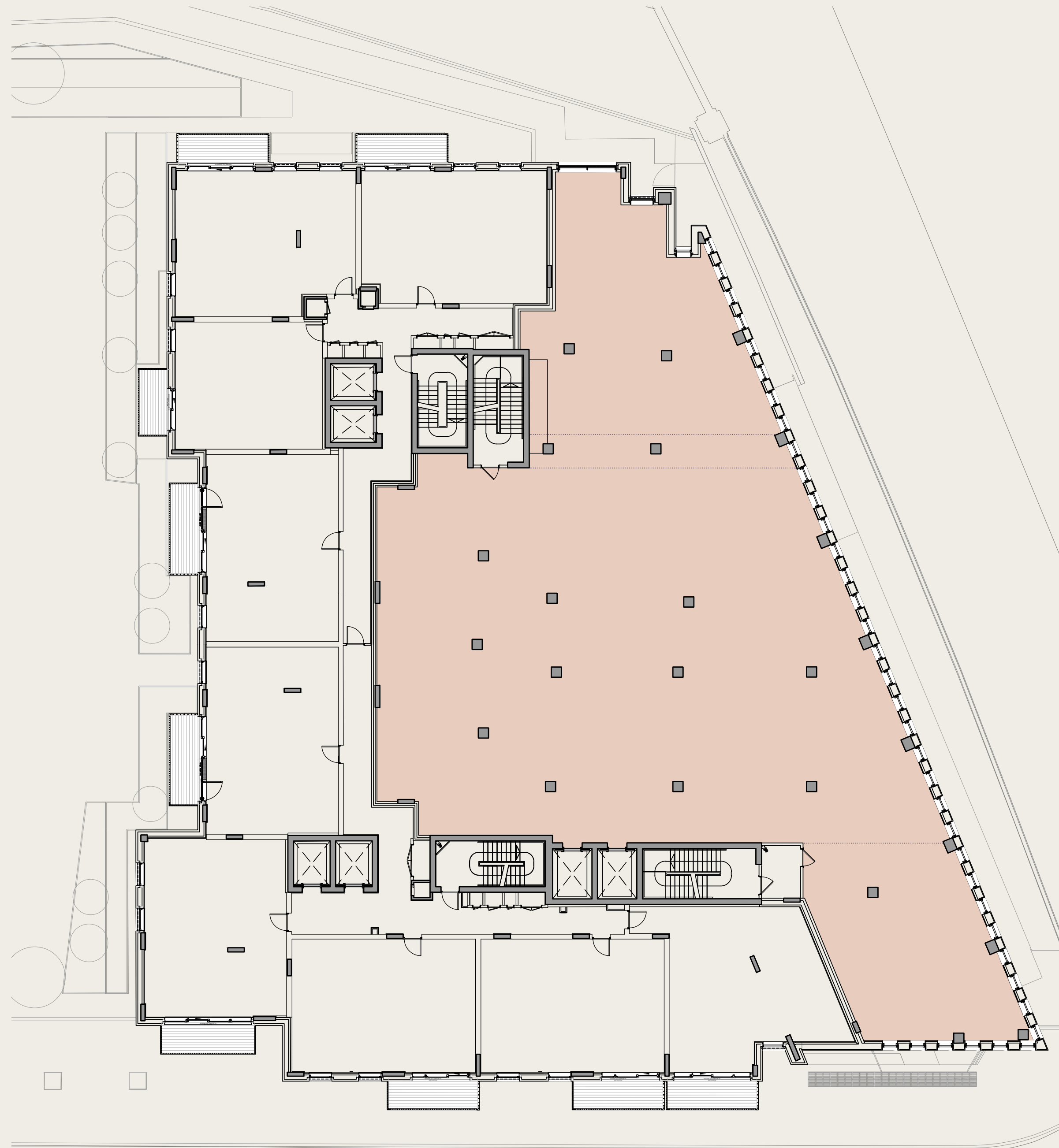
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**TOTAL 32,839 sq ft NIA**



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**LOCAL AMENITIES**

# A BETTER WORKING DAY SHAPED BY THE RIVERSIDE

One of **CAPITAL INTERCHANGE**'s greatest strengths is the quality of life that surrounds it.

While its connectivity makes it a highly practical business location, its proximity to Brentford and Kew brings an added dimension — a workplace setting that feels greener, calmer and more rewarding on a day-to-day basis.

Close to Kew Gardens, riverside pubs and cafés, the Grand Union Canal, Syon Park and a wide range of local shops and amenities, it offers a setting that extends far beyond the building itself.



For staff, that means lunchtime walks, open green space close at hand, informal riverside meeting spots and after-work options that make the working day feel more balanced and enjoyable.

For occupiers, it adds something equally valuable — a location that supports wellbeing, helps strengthen staff experience and contributes to attracting and retaining talented people.

**CAPITAL INTERCHANGE** offers more than a well-connected commercial address.

It offers the opportunity to work close to one of London's most up-and-coming areas where business benefits from both strong infrastructure and a distinctive sense of place.



**15 MINS**

walk to Kew Royal Botanic Gardens



**10 MINS**

walk to Gunnersbury Park

**BREEAM®**

**EXCELLENT**

Commercial and retail



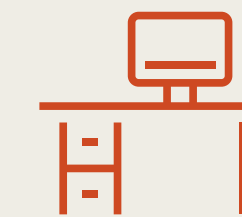
**46% REDUCTION**

in regulated carbon emissions



**4 LEVELS**

of shell and core commercial space



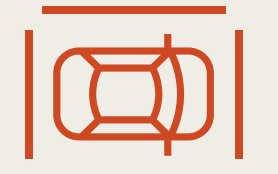
**32,839 SQ FT COMMERCIAL SPACE**

**Upper Ground Floor**  
7,039 sq ft NIA  
**Floors 1-3**  
Each at 8,600 sq ft NIA typical



**20 MINS**

drive to London Heathrow



**14 COMMERCIAL PARKING SPACES**

located in secure lower ground car park



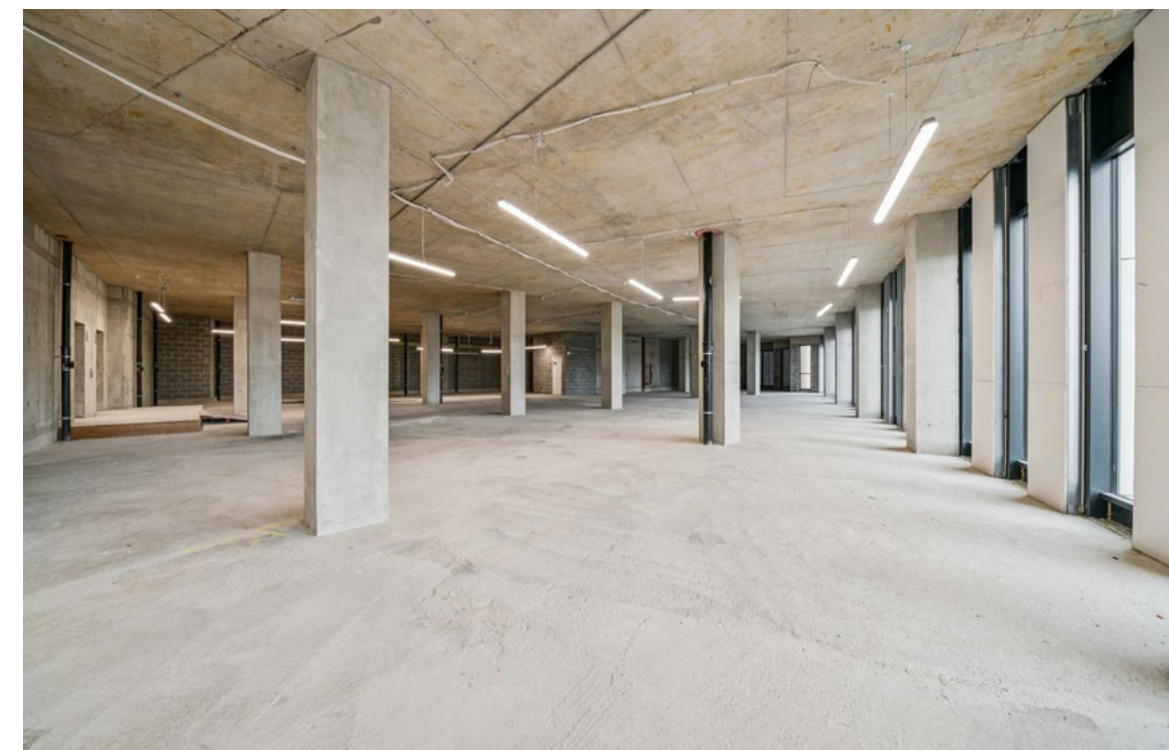
**45 STORAGE SPACES FOR BIKES**

for long-stay for commercial and retail

LOOK AROUND

# TAKE A TOUR

With generous floorplates, excellent natural light and impressive ceiling heights, the space offers the freedom to create a modern workplace tailored to your team.



# GET IN TOUCH

## Interested in finding out more?

Get in touch with our team  
we'll be happy to help with  
any questions.

### Shaun Wolfe

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