

**FOR SALE / TO LET - SELF-CONTAINED
FITTED AND FURNISHED GROUND FLOOR
UNIT WITH ON-SITE CAR PARKING**



Gilbert House

GWQ, Great West Road, Brentford, TW8 0GH

**2,831 SQ.FT.
(263 SQ. M.) GIA**

Gilbert House, GWQ, Great West Road, Brentford, TW8 0GH

Location

The property is located within 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 (National Rail) and Gunnersbury (District Line). Heathrow Airport is approximately 8 miles distant.

The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.



A4 – Great West Road

0.1 miles

Heathrow Airport

8.0 miles



Brentford (National Rail)

0.7 miles

Northfields Station (Piccadilly Line)

1.1 miles

Boston Manor (Piccadilly Line)

1.3 miles

The Property

The subject property comprises of a self-contained ground floor commercial premises available fitted and furnished, providing 'plug and play' options and benefits from 4 allocated car parking spaces in the basement.

GWQ comprises an established urban redevelopment over approximately 12.5 acres, set within a landscaped environment fronting the A4 Great West Road in Brentford. GWQ is home to a 200 bed 'Novotel' hotel, an Adagio apart hotel, over 1000 residential apartments as well, as various offices.

There are also various retail facilities, including Cybertots Nursery, Sainsbury's Local, Dry cleaners and RADA café.

Accommodation

The approximate Gross Internal Floor area of the available suites are set out below:

Gilbert House	Size (Sq. ft.)	Size (Sq. m.)
Total	2,831	263



Amenities

- 'Plug and Play' – fitted options available
- Electric panel heating
- 3 Phase electricity supply
- 2 pedestrian entrances
- Air conditioning
- Fibre ready with 500Mb connection
- 4 allocated underground car parking
- LED lighting
- WC's & Kitchen facilities



Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease.

Guide Price: **£935,000 + VAT to include allocated car parking.** (c. £330.27 psf.)

Leasehold

A new FRI lease is available for a term to be agreed.

Rent: **£65,000 + VAT per annum exclusive.** (c. £22.96 psf.)

Business Rates

According to the Valuation Office Agency website the Rateable Value of the property is as follows:

	Rateable Value	Approx. Rates Payable 2025/26
Gilbert House	£43,500	£21,706.50 per annum

*Transitional adjustments may apply – all applicants must make their own enquiries through the London Borough of Hounslow billing authority, before acting upon this information.

VAT

VAT is applicable.

Service Charge

A service charge is payable for the upkeep and maintenance of the common parts which is to be confirmed.



Car Parking

4 car parking spaces. (Additional spaces may be available by separate negotiation.)

EPC

Rating C (52)

Viewing

Through prior arrangement with sole 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. April 2025.

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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