

**TO LET - HIGH QUALITY FITTED OFFICE SUITE WITHIN A LANDMARK
BUILDING FRONTING THE A4 GREAT WEST ROAD IN BRENTFORD**



Suite 7E, Seventh Floor The Mille
1000 Great West Road, Brentford, TW8 9DW



Location

The property is located prominently on the Great West Road, within the section known as the "Golden Mile", surrounding by high quality corporate occupiers.

The property offers unrivalled rail access to and from Central London with direct links to Waterloo Station. Brentford Station is a 5-minute walk and Boston Manor tube station (Piccadilly Line) is less than a mile away, while Heathrow Airport just 6.3 miles away.

The A4 and M4 provide excellent road links to Central London and the M25, and the nearby Chiswick roundabout connects Gunnersbury Avenue (A406) and the North Circular Road.

1	A4 / M4 Motorway (Junction 2)	0.3 miles
2	Central London	9.3 miles
3	Brentford Community Football Stadium	2.0 miles
4	Kew Bridge Station (British Mainline)	1.5 miles
5	Kew Bridge	1.5 miles
6	Kew Retail Park / National Archives	2.3 miles
7	Royal Botanical Gardens Kew	2.1 miles
8	Richmond Park	5.1 miles
9	Richmond Town Centre	3.8 miles
10	Brentford Town Centre	0.6 miles
11	Syon House & Hilton Hotel	2.0 miles
12	Twickenham Stadium	3.0 miles
13	Brentford Station (British Mainline)	0.2 miles
14	Syon Lane Station (British Mainline)	0.9 miles
15	The Mille - Brentford	-
16	A4 Great West Road, 'The Golden Mile'	0.1 miles
17	Osterley Station (Piccadilly Line)	1.7 miles
18	Heathrow Airport	6.3 miles
19	M25 – Heathrow	10.4 miles
20	Boston Manor Station (Piccadilly Line)	0.8 miles

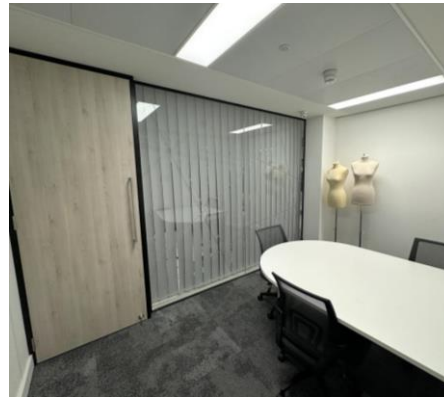


THE PROPERTY

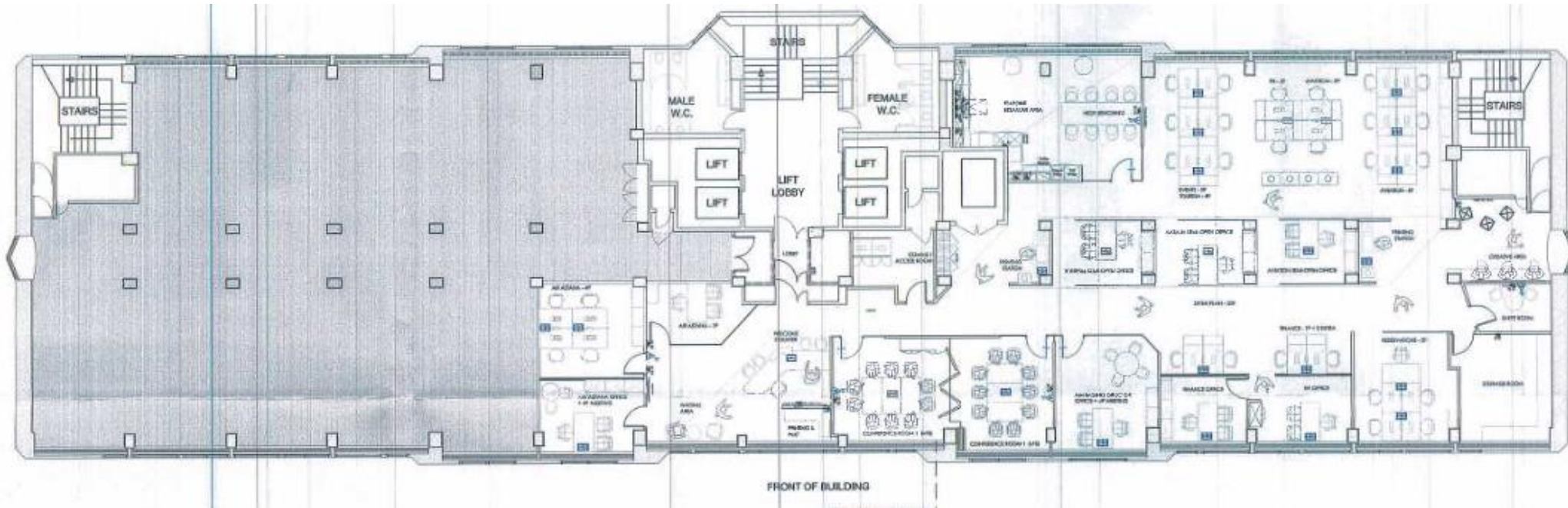
The Mille is a landmark glass-fronted building in a key West London business area. Situated on the 'Golden Mile' the building is located alongside a number of multi-national corporate occupiers, and has unrivalled access to and from Central London.

The Mille offers first-class facilities such as on-site parking and an impressive, professional-looking entrance with a manned reception, gymnasium and a eatery with refreshments available.

- Spacious, modern ground floor reception with receptionist facilities
- Range of suites sizes and lease lengths
- On site gymnasium
- Air conditioning
- Underfloor and perimeter trunking
- 4 x 9 person passenger lifts
- Car parking ratio 1:400 sq. ft.
- Superfast fibre-optic link available
- Good floor to ceiling height and excellent natural light



Suite 7e – 4,735 sq ft (439.9 sq m) approx.



TERMS / COSTS

An assignment, of an existing lease, for a term until 13th November 2027, subject to a tenant only break clause on the 13th November 2025 outside the 1954 Landlord & Tenant Act (Part II) as amended at a rental of £118,750 pa. (c. £25.07 per sq. ft.) Or a new lease is available direct from the freeholder at a rent from £26.50psf depending on lease length required.

S/C c. £9.15 psf

Rates payable c. £10.00 but all applicants to make their own enquiries through London Borough of Hounslow billing authority

VAT

The property is registered for VAT, which applies in addition.

Viewing

Through prior arrangement through joint sole agents Vokins and Lambourn Commercial.

EPC

Further details are available from the agents.

Use

Class E / B1 (Offices)

Legal Costs

Each party to bear their own legal costs.

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.

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.



Contact Joint Sole Agents For further information or viewings:

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