

**TO LET – TOP FLOOR OFFICES WITHIN LANDMARK OFFICE BUILDING ON A4  
GREAT WEST ROAD. SHORT TERM LEASE AVAILABLE UNTIL NOVEMBER 2025**



**6<sup>th</sup> Floor, 27 Great West Road  
Brentford, London, TW8 9BW**

**6,408 Sq. Ft.  
595.3 (Sq. M.)**



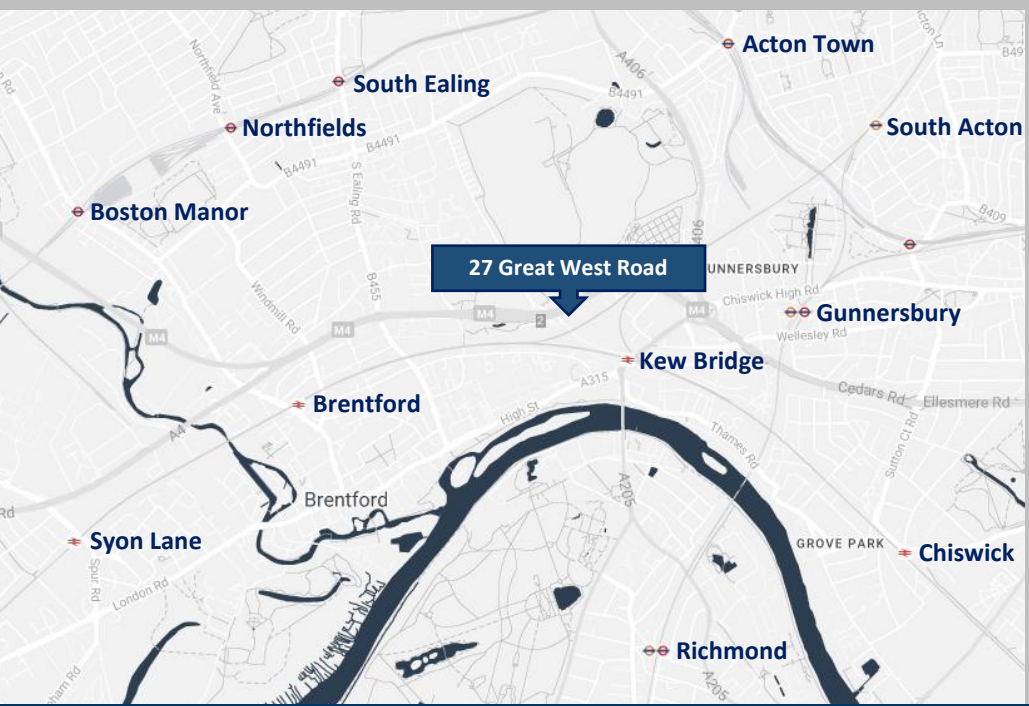
# 6<sup>th</sup> Floor, 27 Great West Road, Brentford, TW8 9BW

## Location

27 Great West Road is situated fronting the south side of Great West Road (A4), close to the elevated section of the M4, approximately 0.7 miles from Chiswick Roundabout, which adjoins the North Circular (A406) and South Circular (A205).

Central London is approximately 9 miles to the east, and Heathrow Airport approximately 6.3 miles to the west.

Kew Bridge British Mainline Rail Station is approximately a 5-minute walk from the property. Gunnersbury station (District / Overground) is the nearest London underground station, which is approximately 10 minutes' walk from the property.



North Circular - Chiswick	0.7 miles
Heathrow Airport	6.3 miles
M25	9.1 miles



Kew Bridge (British Mainline)	0.7 miles
Gunnersbury Station (District Line)	0.9 miles
Brentford (British Mainline)	1.0 miles
South Ealing (Piccadilly Line)	1.2 miles

## The Property

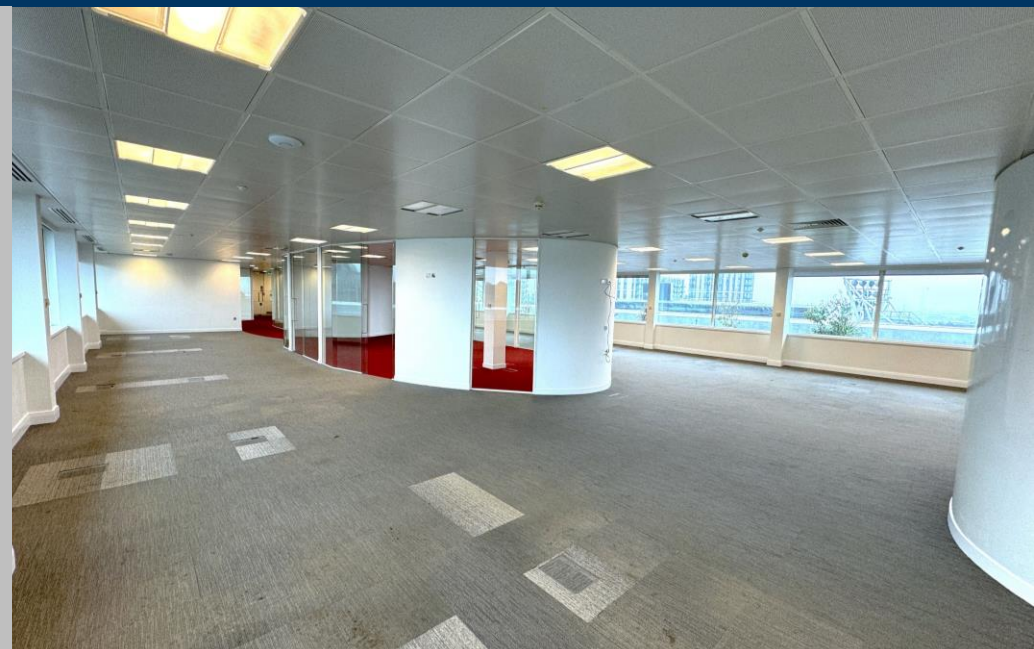
27 Great West Road comprises a landmark, purpose-built office building over ground and six upper storeys, of concrete frame construction with steel clad elevations, totalling circa 106,500 sq. ft.

Internally the suite provides a mix of open plan space with partitioned meeting rooms, storage and server rooms and fitted kitchen together with separate male and female WCs.

## Accommodation

The property has been measured in accordance with the International Property Measurements Standards (IPMS) and provides the following:

Floor Area	Sq. Ft.	Sq. M.
6th Floor	6,408	595.3



## Amenities

- 4 pipe fan coil air conditioning system
- Full access raised floors
- Suspended ceilings with recessed lighting
- 24 hour security & CCTV
- Telecoms & data cabling installed (not tested)
- Kitchen & WCs
- Roof terrace
- Parking available



## Leasehold

A new FRI lease is available for a term expiring in November 2025.

Rent: **£105,732 + VAT per annum exclusive** (£16.50 psf.)

## Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £113,000.

Approximate business rates payable 2024/25 = £61,698 per annum.

All applicants are advised to make their own enquiries through the local billing authority.

## Service Charge

A service charge of £22,590 + VAT per annum (£3.53 psf. + VAT) is payable for the upkeep and maintenance of the common parts.

## VAT

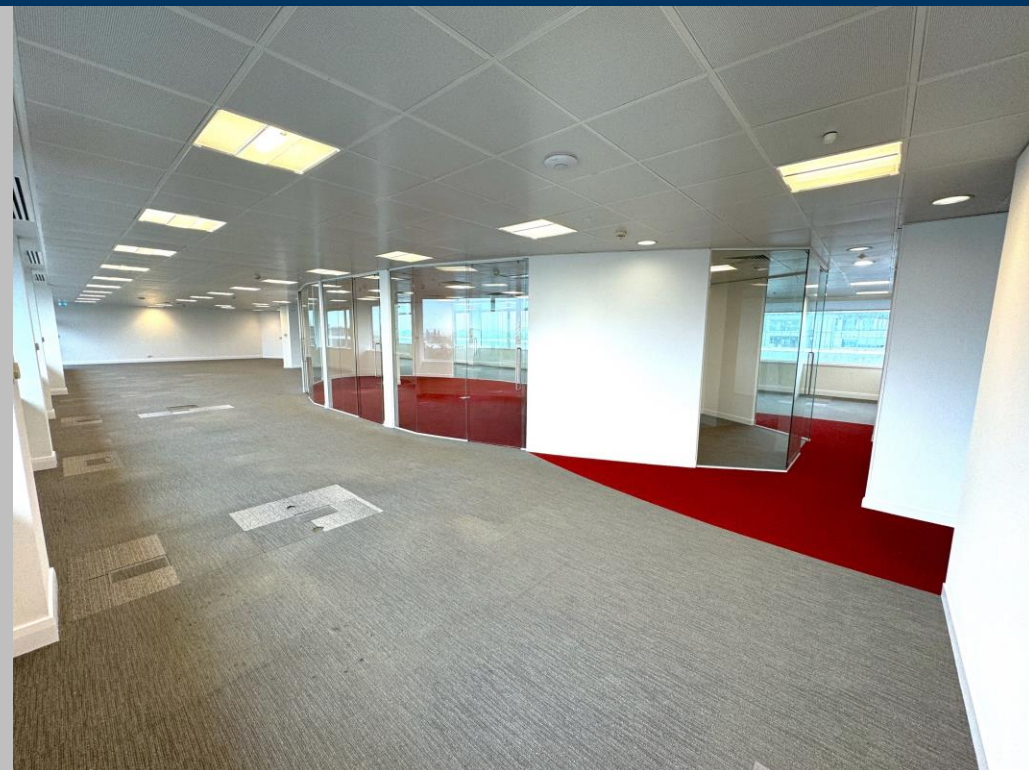
VAT is applicable.

## Legal Costs

Each party to bear their own legal costs.

## EPC

An EPC has been commissioned – further details available from the agents.



## Viewing

Strictly through prior arrangement with sole agents 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. September 2024.

### 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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