



UNIT  
**8**

HEATHROW  
AIRPORT  
& M25

ESTATE  
ENTRANCE

NORTH CIRCULAR  
ROAD / A406 &  
CENTRAL LONDON

A4 (GREAT WEST RD)

**GREAT WEST TRADING ESTATE**

UNIT  
**8**

WAREHOUSE UNIT UNDER REFURBISHMENT

**TO LET 9,592 SQ FT**

GREAT WEST TRADING ESTATE | GREAT WEST ROAD | BRENTFORD | TW8 9DN

## DESCRIPTION

Unit 8 comprises a mid-terraced warehouse unit with ancillary office accommodation over ground and first floors. To the front of the unit is an electric level up & over loading door, and car parking spaces.

The estate provides 24-hour security and has direct frontage onto the A4 Great West Road.

Other nearby occupiers include Safestore, Sky, Wolseley, Renault, Henfield Storage and GXO.



PRE-REFURBISHMENT IMAGES



UNIT 8	SQ FT	SQ M
GF Warehouse	8,104	752.9
GF Offices	744	69.1
FF Offices	744	69.1
<b>TOTAL (GEA)</b>	<b>9,592</b>	<b>891.1</b>



**MINIMUM EAVES HEIGHT  
6m RISING TO 6.75m**



**NEW INSULATED ROOF**



**SOLAR PV PANELS**



**NEW UP AND OVER  
LOADING DOOR**



**NEW GROUND &  
FIRST FLOOR OFFICES**



**NEW WCs INCL.  
ACCESSIBLE FACILITIES**



**NEW ELECTRICAL  
DISTRIBUTION & WIRING**



**ESTATE FRONTS THE A4  
(GREAT WEST ROAD)**



**NEW VRF HEATING/COOLING  
SYSTEM TO OFFICES**



**SIGNAGE POTENTIAL  
FACING THE A4**

UNIT  
**8**

# GREAT WEST TRADING ESTATE



**GOLDEN MILE LOCATION**



**HEATHROW AIRPORT 8 MILES**



**WEST END 8 MILES**



**BRENTFORD STATION 10 MINUTE WALK**



**OVER 100,000 VEHICLES PASS ALONG THE A4 DAILY**



The Great West Trading Estate is located on the south side of the Great West Road (A4) in Brentford.

The estate is located on the “Golden Mile” stretching between Brentford and Chiswick. The name commonly refers to the historic commercial corridor along the A4/M4 in Hounslow, West London, known for its Art Deco buildings and industrial history, which recently marked its centenary.

London’s West End is approximately 8 miles to the east and London Heathrow is approximately 8 miles to the West.

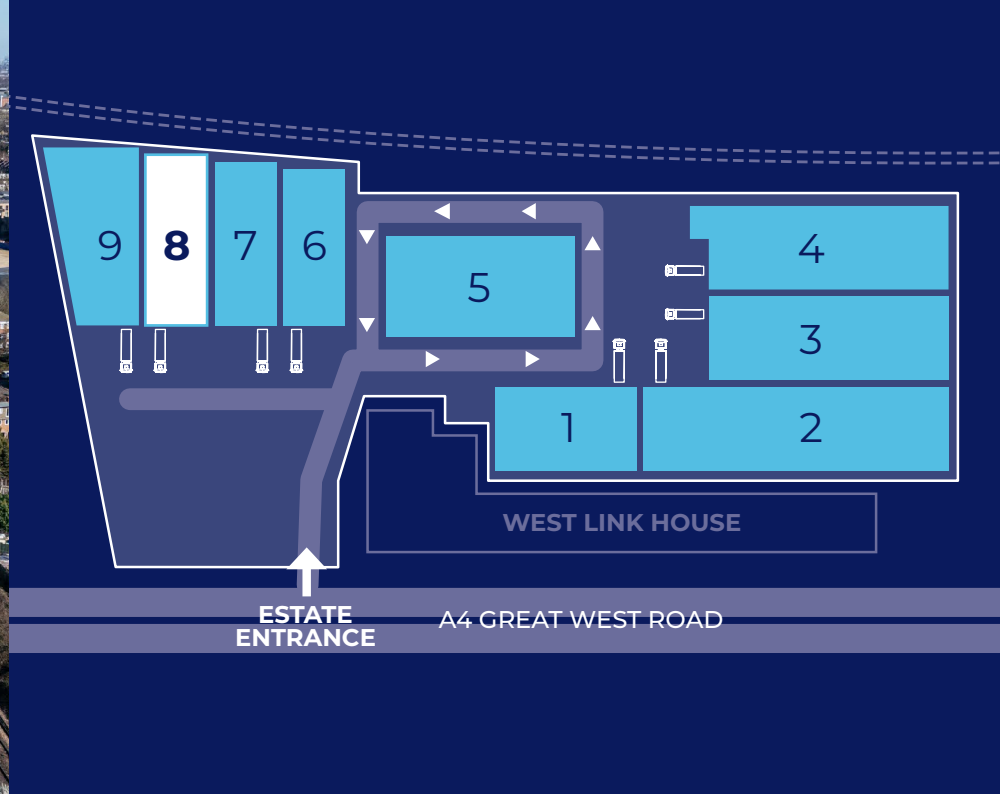
Brentford Mainline station is approximately 10 minutes walk from the estate and connects to London Waterloo in approximately ½ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.



/// [what3words.com/froth.rails.discrepancy](https://www.what3words.com/froth.rails.discrepancy)



**TW8 9DN**



## TERMS

Unit 8 is available on a new Full Repairing & Insuring lease on terms to be agreed. Rent upon application.

## VAT

We have been advised that VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## RATES

Business rates information available either from the agents or from London Borough of Hounslow.

## ENERGY PERFORMANCE CERTIFICATE

EPC is to be reassessed post refurbishment.

## AML

Any interested party will be required to provide the agents with company information to comply with anti-money laundering legislation.

## VIEWING

Strictly through prior arrangement with the joint agents Knight Frank & Vokins.



020 7629 8171

[KnightFrank.co.uk](http://KnightFrank.co.uk)

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