



**GREAT WEST**  
TRADING  
ESTATE

UNITS

**2, 3  
& 4**

HIGH QUALITY WAREHOUSE/INDUSTRIAL UNITS

UNDER REFURBISHMENT

**20,685 - 64,854 SQ FT**

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

## DESCRIPTION

Units 2, 3 and 4 comprise three terraced warehouse / industrial units with high quality office and welfare accommodation. The units benefit from electric level up & over loading doors with canopies over those serving Units 3 and 4. The estate provides 24-hour security and benefits from direct access and frontage onto the A4 Great West Road.

All units are currently undergoing a comprehensive refurbishment including new roofs.

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



PRE-REFURBISHMENT IMAGES



UNITS  
2, 3  
& 4



**EAVES HEIGHTS**  
UNIT 2 = 3.7M / 3 & 4 = 6.0M



**NEW INSULATED ROOFS**



**SOLAR PV PANELS**



**NEW UP AND OVER LOADING DOORS TO ALL UNITS**



**HIGH QUALITY OFFICE AND WELFARE ACCOMMODATION**



**NEW WCs INCL. ACCESSIBLE FACILITIES**



**NEW ELECTRICAL DISTRIBUTION & WIRING**



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



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

## ACCOMMODATION (Approx. GEA)

UNIT 2	SQ FT	SQ M
Warehouse	21,200	1,969.6
Offices & Welfare	2,059	191.3
<b>TOTAL</b>	<b>23,259</b>	<b>2,160.9</b>

UNIT 3	SQ FT	SQ M
Warehouse	16,646	1,546.5
Offices & Welfare	4,039	375.1
<b>TOTAL</b>	<b>20,685</b>	<b>1,921.6</b>

UNIT 4	SQ FT	SQ M
Warehouse	16,296	1,514.0
Offices & Welfare	4,613	428.6
<b>TOTAL</b>	<b>20,910</b>	<b>1,942.6</b>



**UNITS 2-4  
COMBINED  
64,854 SQ FT  
(6,025.1 SQM)**



INDICATIVE IMAGES OF REFURBISHMENT



**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/silk.loved.dollar](http://what3words.com/silk.loved.dollar)



**TW8 9DN**



M4



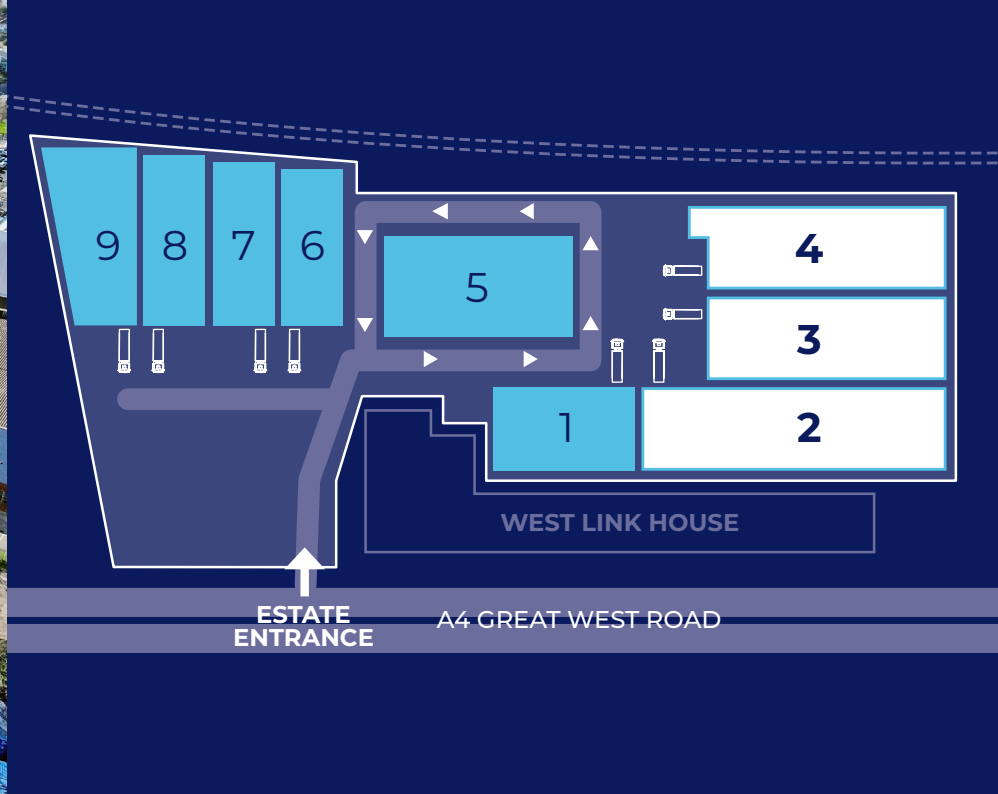
TO A406 &  
CENTRAL  
LONDON

A4 (GREAT WEST RD)

HEATHROW  
AIRPORT  
& M25



**CREAT WEST**  
TRADING  
ESTATE



## TERMS

Units 2, 3 and 4 are available individually or combined on new Full Repairing & Insuring leases 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

EPCs are 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](https://www.knightfrank.co.uk)

### GUS HASLAM

07885 596 877  
gus.haslam@knightfrank.com

### CHARLIE PERKINS

07974 366 158  
charlie.perkins@knightfrank.com

### NICK TRAIN

07484 498 744  
nick.train@knightfrank.com

### JOHN VOKINS

0208 400 8895  
j.vokins@vokins.co.uk

### JONTY TORR

0208 400 8898  
j.torr@vokins.co.uk

