

5TH FLOOR WEST, THE MILLE 1000 GREAT WEST ROAD, BRENTFORD, TW8 9DW
4,009 SQ FT WITH 10 PARKING SPACES

THE WEST (M4)

BOSTON MANOR STATION

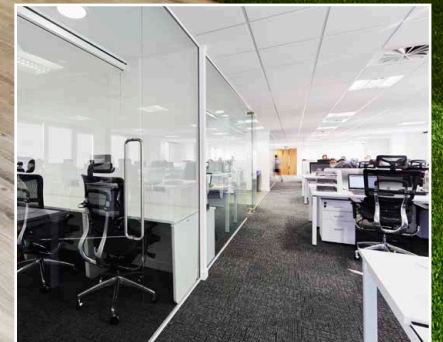
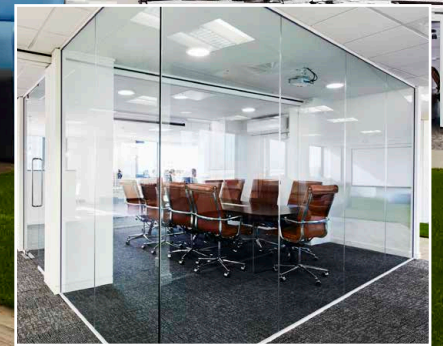
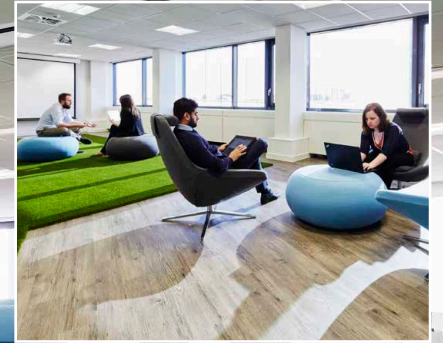
HEATHROW AIRPORT (A4)

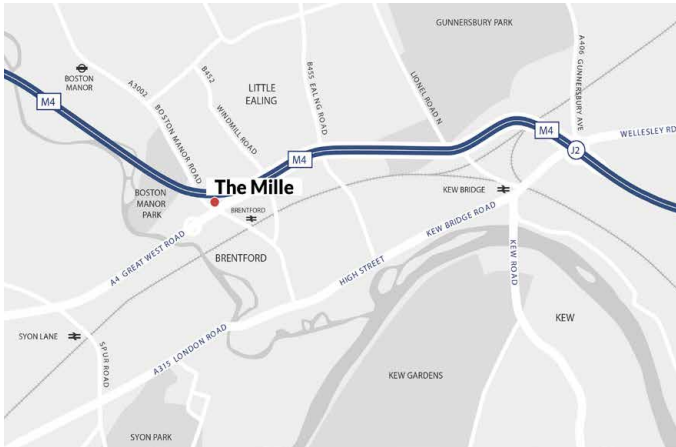
CENTRAL LONDON (A4)

BRENTFORD STATION



FULLY FITTED
MODERN SPACE
READY FOR
PLUG AND PLAY





LOCATION

The Mille is a landmark building at 1000 Great West Road, providing excellent access to Central London, Heathrow Airport and, via the A4/M4, the M25 and North/South Circular. As well as superb visibility from the M4, the building benefits from its proximity to Brentford train station and its location to the north side of the A4 Great West Road at the junction with the A3006, Boston Manor Road. Underground services can be found at Boston Manor Road to the north.

The building is adjacent to GlaxoSmithKline's European HQ and other multi-national occupiers include BskyB, EMC Consulting, SEGA, WorleyParsons, Reliance, Allianz, Samsung and Agfa.

DESCRIPTION

The available space is located on the 5th floor west wing of The Mille building and comprises 4,009 sq ft. The suite was fully refurbished 2 years ago to create modern air conditioned offices with superb natural light. The current tenant has fitted out the offices to a high quality offering 35 work stations, 3 executive offices /meeting rooms and a number of break out areas to include a 500 sq ft astro-turf breakout area complete with a large 3m projector screen for presentations and casual working.

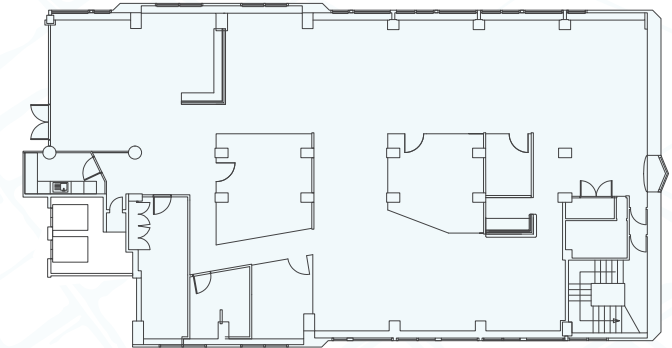
Equally the suite can be provided totally open plan and able to be redesigned to accommodate an incoming occupiers' needs. The buildings' owner has invested in the building carrying out a number of improvements including an impressive entrance refurbishment last year with a complete modernisation of the building's reception area.

AMENITIES

- Air conditioning
- Suspended ceilings with recessed light fittings
- Underfloor trunking
- 10 on-site car parking spaces
- 4 no. 9 person passenger lifts plus Goods Lift
- 24 hour access and security
- Superfast fibre-optic link
- Covered cycle racks and showers
- Fully furnished
- Openable windows
- An EPC rating C
- On site cafe

FLOORPLAN

(floorplan showing current configuration)



TENURE

The premises are held on a lease expiring on 04th June 2020 at a rent of £88,198 pa exclusive, without further review.

RATES PAYABLE AND SERVICE CHARGE

We understand the Rates Payable for 2017/18 are £35,738.01 including the Crossrail BRS.

Interested parties are advised to verify this information for themselves.

The Service Charge Budget for 2017-18 to be £37,972.98.

JOURNEY TIMES (Approx)

By Foot	Brentford Train Station - 0.2 miles	🚶
	Boston Manor Tube Station - 0.7 miles	🚇
By Car	Central London - 9 miles	
	Heathrow - 7 miles	
	M4/M25 interchange - 8 miles	
	Hammersmith - 4 miles	
By Train Direct lines to:	Clapham Junction - 19 minutes (every 15 mins)	🚆
	London Waterloo - 32 minutes (every 15 mins)	🚆
	Heathrow (Piccadilly Line) - 21 mins	🚇
	Green Park (Piccadilly Line) - 29 mins	🚇
By Bus	Boston Manor Tube Station - 3 mins (every 7 mins)	



DAMIAN LAMBOURN

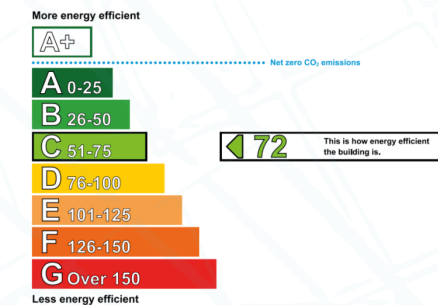
M: 07796 953 360
E: dl@lcprop.com



CHRIS BULMER

M: 07917 526 855
E: chris.bulmer@michaelrogers.co.uk

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	403
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	47
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:	
36	If newly built
105	If typical of the existing stock