


**8th FLOOR WEST, THE MILLE 1000 GREAT WEST ROAD, BRENTFORD, TW8 9DW
938 SQ FT WITH 2 PARKING SPACES**

THE WEST (M4)

BOSTON MANOR STATION 

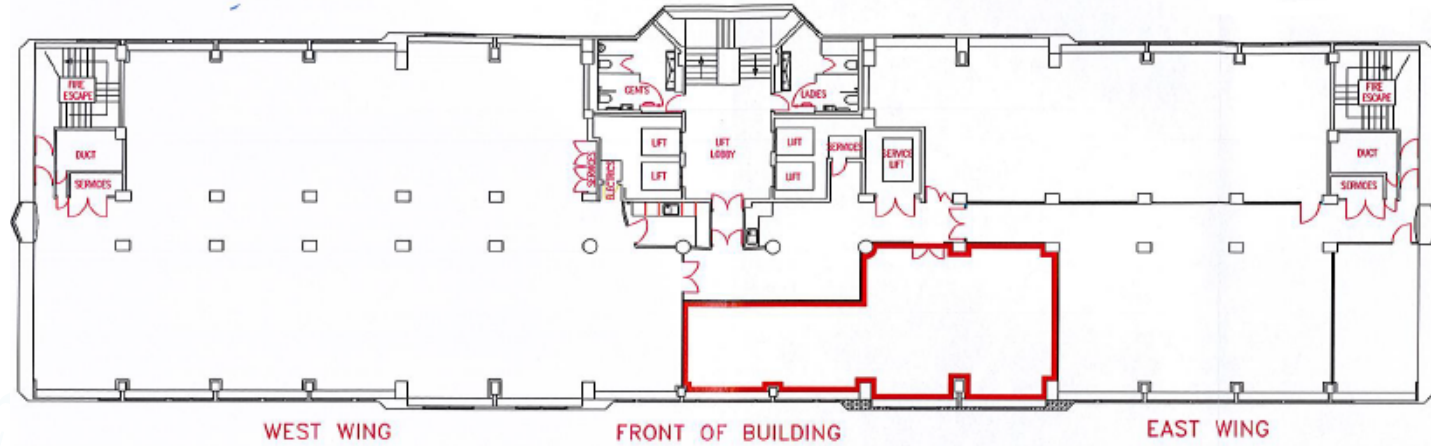
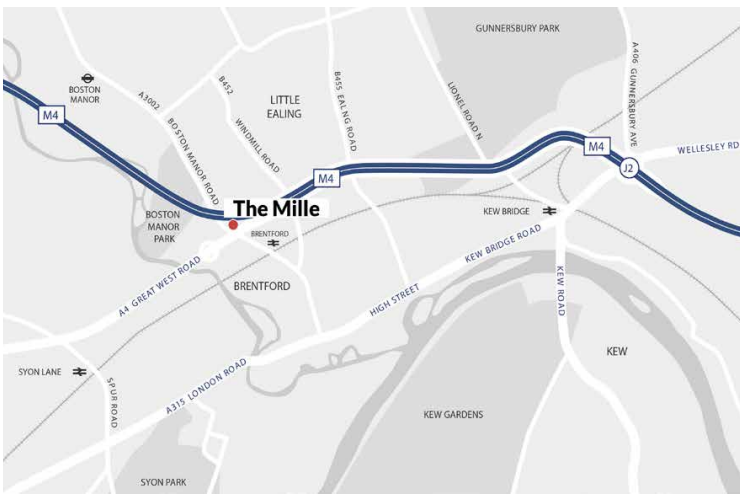
HEATHROW AIRPORT (A4)

CENTRAL LONDON (A4)

BRENTFORD STATION 



**FULLY FITTED
MODERN SPACE**



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)	

For further information or to view please contact

LAMBOURN
COMMERCIAL
020 3752 7569
WWW.LCPROP.COM

Damian Lambourn 07796 953 360 dl@lcprop.com

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.

DESCRIPTION

The available space is located on the 8th floor totalling 938 sq.ft. The suite was fully refurbished 4 years ago and is fitted out to provide 15 open plan work stations and a glass executive office / 8 person meeting room.

The suite can be offered with the furniture and data cabling, if required. Equally, the suite can be provided totally open plan and able to be redesigned to accommodate an incoming occupiers' needs.

AMENITIES

- Air conditioning
- Suspended ceilings with recessed light fittings
- Perimeter trunking
- 2 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
- On site cafe

TENURE

The premises are available by way of assignment of a lease expiring 26th July 2020 at a rent of £20,167 pa exclusive (£21.50psf). Alternatively a sub lease can be granted to July 2020 at a rent of £24,388 pa exclusive (£26 psf) or on a new longer term lease direct from the freeholder.

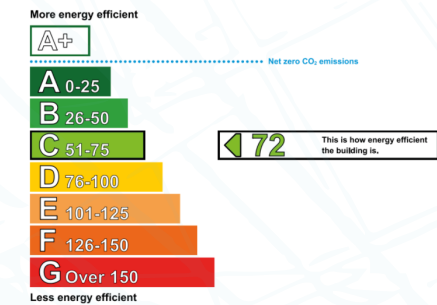
RATES PAYABLE AND SERVICE CHARGE

The suite is part of a larger assessment but we estimate Rates Payable of c£11,000

Interested parties are advised to verify this information for themselves.

The Service Charge payable is currently £10,327

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