

**HIGH QUALITY REFURBISHED OFFICE SUITES WITHIN A LANDMARK
BUILDING FRONTING THE A4 GREAT WEST ROAD IN BRENTFORD**



The Mille

1000 Great West Road, Brentford, TW8 9DW



Location

The property is located prominently on the Great West Road, within the section known as the "Golden Mile", surrounding by high quality corporate occupiers.

The property offers unrivalled rail access to and from Central London with direct links to Waterloo Station. Brentford Station is a 5-minute walk and Boston Manor tube station (Piccadilly Line) is less than a mile away, while Heathrow Airport just 6.3 miles away.

The A4 and M4 provide excellent road links to Central London and the M25, and the nearby Chiswick roundabout connects Gunnersbury Avenue (A406) and the North Circular Road.

1	A4 / M4 Motorway (Junction 2)	0.3 miles
2	Central London	9.3 miles
3	Brentford Community Football Stadium	2.0 miles
4	Kew Bridge Station (British Mainline)	1.5 miles
5	Kew Bridge	1.5 miles
6	Kew Retail Park / National Archives	2.3 miles
7	Royal Botanical Gardens Kew	2.1 miles
8	Richmond Park	5.1 miles
9	Richmond Town Centre	3.8 miles
10	Brentford Town Centre	0.6 miles
11	Syon House & Hilton Hotel	2.0 miles
12	Twickenham Stadium	3.0 miles
13	Brentford Station (British Mainline)	0.2 miles
14	Syon Lane Station (British Mainline)	0.9 miles
15	The Mille - Brentford	-
16	A4 Great West Road, 'The Golden Mile'	0.1 miles
17	Osterley Station (Piccadilly Line)	1.7 miles
18	Heathrow Airport	6.3 miles
19	M25 – Heathrow	10.4 miles
20	Boston Manor Station (Piccadilly Line)	0.8 miles



THE PROPERTY

The Mille is a landmark glass-fronted building in a key West London business area. Situated on the 'Golden Mile' the building is located alongside a number of multi-national corporate occupiers, and has unrivalled access to and from Central London.

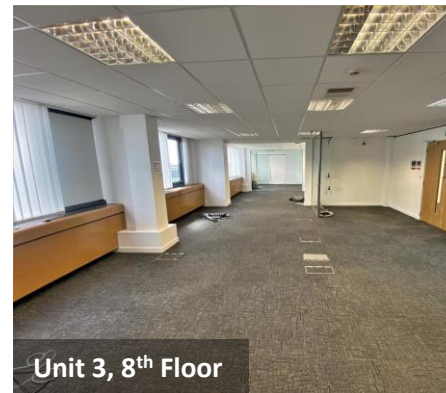
The Mille offers first-class facilities such as on-site parking and an impressive, professional-looking entrance with a 24 hour manned reception, gymnasium and a eatery with refreshments available.

The available office spaces is located within The Mille enjoy the following amenities: -

- Spacious, modern ground floor reception with receptionist facilities
- On site gymnasium
- Air conditioning
- Underfloor trunking
- 4 x 9 person passenger lifts
- Car parking ratio 1:400 sq. ft.
- Fully furnished (Possible Option)
- Superfast fibre-optic link available
- Good floor to ceiling height and excellent natural light



4th Floor West



Unit 3, 8th Floor



5th Floor – Station Suite



6th Floor

ACCOMODATION

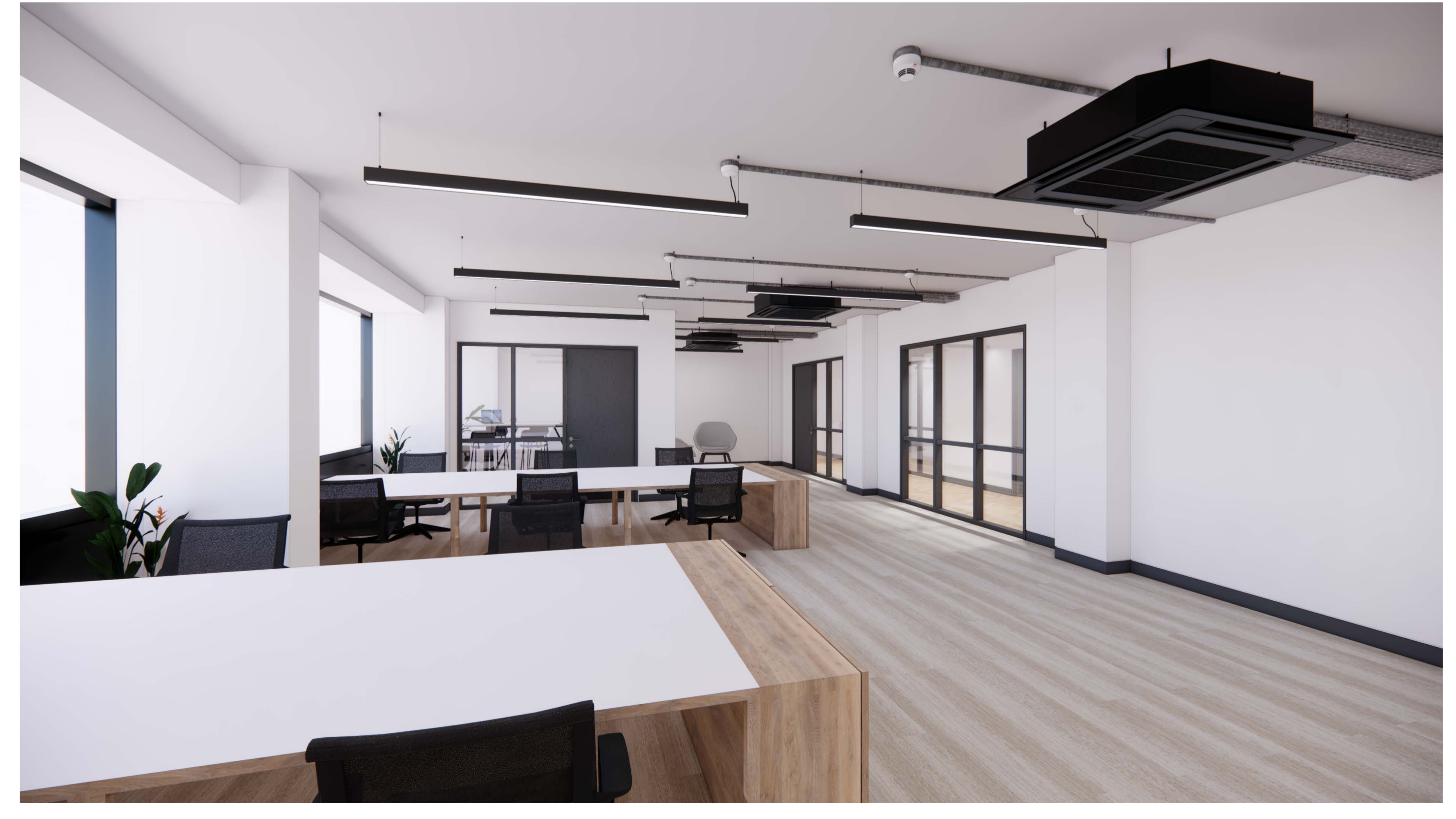
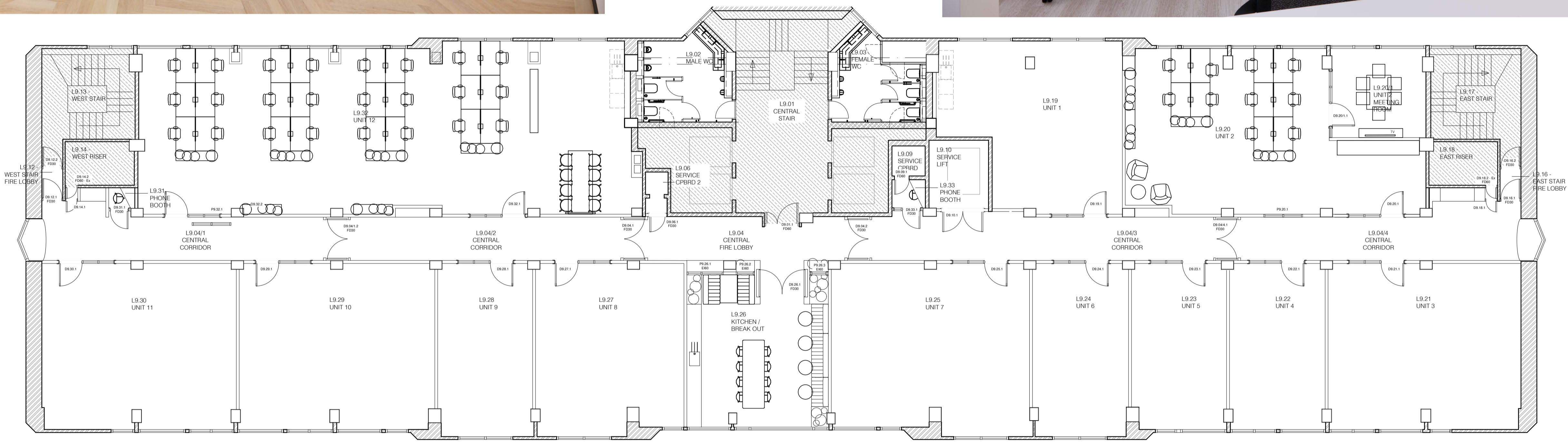
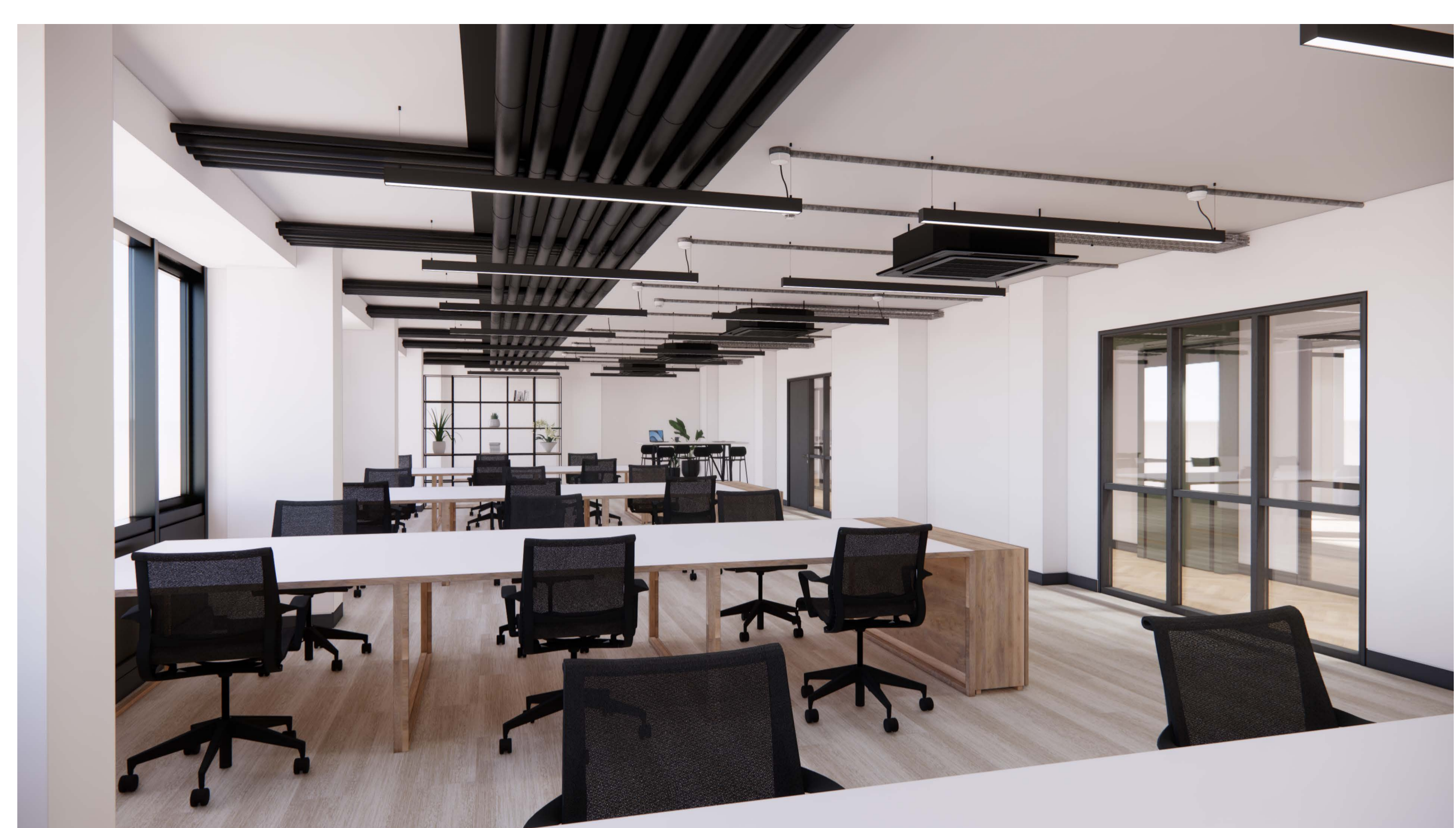
The Mille offers a variety of space ranging from small refurbished suits on the 9th floor with interactive corridor providing break out space and communal kitchen from 280 sq ft to whole floors of 8,300 sq ft as set out on the table below and page below



Unit	Size sq ft	Rent (psf)
1.1	3,320	£ 26.50
1.2	1,391	£ 27.50
4th Floor	4,018	£ 26.50
5.1	2,252	£ 27.00
5.2	2,542	£ 27.00
5.3	1,927	£ 27.00
6th Floor	8,312	£ 26.50
8.3	938	£ 28.50
8.4	3,981	£ 26.50
9.1	496	£ 29.00
9.2	882	£ 29.00
9.3	574	£ 29.00
9.4	286	£ 30.00
9.5	282	£ 30.00
9.6	297	£ 30.00
9.7	596	£ 29.00
9.8	449	£ 29.00
9.9	295	£ 30.00
9.1	582	£ 28.50
9.11	579	£ 29.00
9.12	1,474	£ 28.50



9th Floor



TERMS / COSTS

The suites are available by way of a new FRI lease for a term to be agreed, further details on the length of lease and break down is available from the agents.

Rents range from 26.50 psf to £30 psf depending on size of suite and length of lease

A service charge is payable for the upkeep and maintenance of the common parts budgeted for 2023/4 at £9.15 psf.

Suites	Size	Rent Per Annum	Service Charge Per Annum	Rent & Service Charge Per Calendar Month
4 th Floor West	4,018 sq. ft.	£106,486 pa.	£29,934 pa.	£11,370 pcm.
Park Suite (5 th Floor) – 1,927 sq. ft.	1,927 sq. ft.	£56,884 pa.	£14,356 pa.	£5,940 pcm.
River Suite (5 th Floor)	2,542 sq. ft.	£74,992 pa.	£18,938 pa.	£7,830 pcm.
Station Suite (5 th Floor)	2,252 sq. ft.	£66,503 pa.	£16,777 pa.	£6,940 pcm.
6 th Floor	8,312 sq. ft.	£220,268 pa.	£61,924 pa.	£23,516 pcm.
8 th Floor	938 sq. ft.	£24,857 pa.	£6,988.10 pa.	£2,653.76 pcm.

VAT

The property is registered for VAT, which applies in addition.

Business Rates

Further details are available from the agents.

All applicants to make their own enquiries through London Borough of Hounslow billing authority.



EPC

Further details are available from the agents.

Use

Class E / B1 (Offices)

Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement through joint sole agents Vokins and Lambourn Commercial.

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.



Contact Joint Sole Agents For further information or viewings: -

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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. May 2023.