

TO LET



Jantzen House

Jantzen House, Great West Quarter, Ealing Road, Brentford, TW8 0GF

2,764 SQ. FT.

257.0 SQ. M.

Location

The property is located within the Great West Quarter development, which is located prominently on the Great West Road, within the section known as the “Golden Mile” , on account of the high quality corporate occupiers within the immediate vicinity.

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

Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Gunnersbury (Overground & District Line). Northfields and South Ealing (Piccadilly Line) are c. 1 mile away. Heathrow Airport is approximately 8 miles distant.

TRAVEL DISTANCES

 A4 Great West Road	0.1 miles
 Heathrow Airport	8.0 miles
 Brentford (British mainline)	0.7 miles
 Northfields Station (Piccadilly Line)	1.1 miles
 Gunnersbury (Overground and District)	1.6 miles





EALING

ACTON

CHISWICK

SOUTHALL

JANTZEN HOUSE

M4

M4

HEATHROW AIRPORT

TERMINALS 2 & 3

HOUNSLOW

RICHMOND

TWICKENHAM

EALING BROADWAY

UXBRIDGE RD A4020

A406 NORTH CIRCULAR

A312 THE PPKM

BOSTON MANOR RD

GUNNERSBURY PARK

CHISWICK PARK

CHISWICK HIGH RD

A4

A4 BATH RD

A4 GREAT WEST RD

BOTANIC GARDENS

A205 STH CIRCULAR

LONDON RD

ISLEWORTH

HIGH ST

KEW RD

SYON LANE

OSTERLEY

RIVER THAMES

RICHMOND PARK

A316

A316

BRENTFORD

KEW BRIDGE

KEW GARDENS

HANWELL

NORTHFIELDS

SOUTH EALING

ACTON TOWN

GUNNERSBURY

BOSTON MANOR

The Property

The subject property comprises of a ground floor commercial unit which has been fitted to high standard within the last circa 8 years, providing a combination of open plan office space, partitioned offices and a boardroom, offering plug and play specification. Additionally, there are separate male and female WCs and a kitchen.

The property benefits from 4 allocated car parking spaces in the underground car park.

GWQ comprises of an established urban redevelopment over approximately 12.5 acres, set within a landscaped environment fronting the A4 Great West Road in Brentford. GWQ is home to a 200 bed ‘Novotel’ hotel, an Adagio apart hotel, over 1000 residential apartments as well, as various offices.

There are also various retail facilities, including Cybertots Nursery, Sainsbury’s Local, Dry cleaners and Rada café.

AMENITIES

-  4 Car Parking Spaces
-  Fitted kitchen
-  Air Conditioning
-  Directors office
-  Storage area
-  Prayer room
-  5 Partitioned offices
-  WCs

Accommodation:

The approximate Gross Internal Floor Area of the property is set out below:

FLOOR	SQ. FT.	SQ. M.
Ground Floor Total	2,764	257.0



Terms

LEASE	A new FRI lease is available for a term to be agreed. Unfurnished: £65,000 pax. Furnished: £70,000 pax.
BUSINESS RATES	The Rateable Value is £48,000. Rates Payable in the £1 are 43.2% Transitional adjustments may apply.
EPC	C (71)
VAT	VAT is applicable.
SERVICE CHARGE	A service charge is payable for the upkeep and maintenance of the common parts which is to be confirmed.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



Misrepresentation Act 1967
Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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. September 2026.

Anti Money Laundering Legislation
In accordance with Anti Money Laundering Legislation, parties will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.