

An aerial photograph of a city street intersection. A blue outline highlights a specific building at the intersection. The surrounding area includes residential houses, trees, and other commercial buildings. A large road or highway runs along the left side of the image.

995 GREAT WEST ROAD
BRENTFORD TW8 9FY

The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe at the bottom.

Colliers

Landmark redevelopment opportunity at the western gateway to Central London

Opportunity Summary

- 995 Great West Road comprises a **modern office building** located in Brentford, West London
- The **existing property totals 21,381 sq ft** (1,986 sq m) and provides office accommodation across ground and three upper floors
- **Prominent site at the gateway to West London** which fronts onto the A4, providing quick access to Central London, the M4 and the M25
- The property benefits from **38 car parking spaces**, offering an **outstanding car parking ratio of 1:563 sq ft**
- Excellent rail connectivity with **Brentford Station (Zone 4)** located **less than 200m from the site** and provides a **direct service to London Waterloo in under 30 minutes**
- The property is available with **vacant possession**
- Site area of approximately **0.41 acres** (0.17 hectares)
- The property is held **freehold**
- **Suitable for a variety of alternative uses** such as self storage, car showroom or living schemes, subject to obtaining the necessary planning consents

Unconditional offers are invited for the freehold interest, subject to contract and exclusive of VAT.

Investment Highlights

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3



200m from Brentford Train Station



Available with immediate vacant possession



Easy access to some of London's largest green spaces



Prominent 0.41 acre site



Strong alternative use potential



38 car parking spaces (1:563 sq ft)



Access to Central London within 35 minutes



Excellent road connectivity with direct access to the M4 and the M25

Gunnersbury Park

West End
(9 miles)

City of London
(11 miles)

Canary Wharf
(14 miles)



Royal Botanic Gardens
Kew




Brentford Station 

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M4

A4

Heathrow Airport 
7 miles

Connectivity

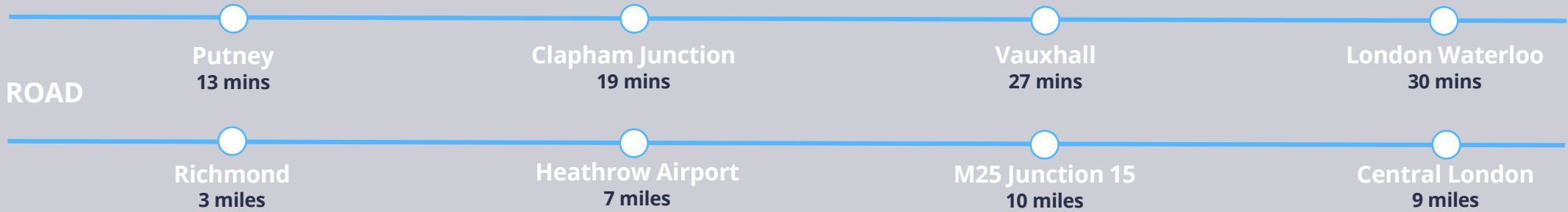
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TRAIN



ROAD



Neighbourhood

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6

CHISWICK

Nearby Chiswick is a vibrant area known for its village charm, upscale boutiques, and diverse dining scene. It features cultural highlights like Chiswick House & Gardens and Chiswick Park, which is home to some of the world's leading companies.

TRANSPORT

With direct road access to Central London and a well-connected network of rail stations nearby, Brentford has a prime location at the gateway to London and the national motorway network.



REGENERATION

Kew Gate, part of the Great West Corridor Opportunity Area, has recently undergone a significant transformation with new homes fostering a rapidly growing mixed-use community. At its heart stands the Gtech Community Stadium, home of the Premier League's Brentford Football Club.

GREEN SPACES

Brentford is surrounded by abundant green spaces, including Gunnersbury Park, Syon Park, and the Thames riverside, offering scenic walks, historic landscapes, and recreational opportunities. Nearby Kew is home to the world famous Royal Botanic Gardens and the National Archives.

Site Description

The existing property comprises a vacant four-storey 2000s Class E office building that extends to approximately 21,381 sq ft (1,986 sq m) NIA.

The ground floor is predominately undercroft car parking, whilst the three upper floors provide modern office accommodation with good natural light

The site will be sold with vacant possession

Extensive road frontages and dedicated vehicular access from Boston Manor Road

The site extends to approximately 0.41 acres (0.17 hectares)

38 existing car parking spaces across the external (21) and undercroft (17) car parks

The property is not listed and it is not located within a conservation area

Existing Floor Areas

Floor	NIA		IPMS 3	
	(Sq m)	(Sq ft)	(Sq m)	(Sq ft)
Third	521.14	5,610	535.28	5,762
Second	521.14	5,610	535.28	5,762
First	521.14	5,610	535.28	5,762
Ground	422.79	4,551	422.79	4,551
Total	1,986.21	21,381	2,028.63	21,837

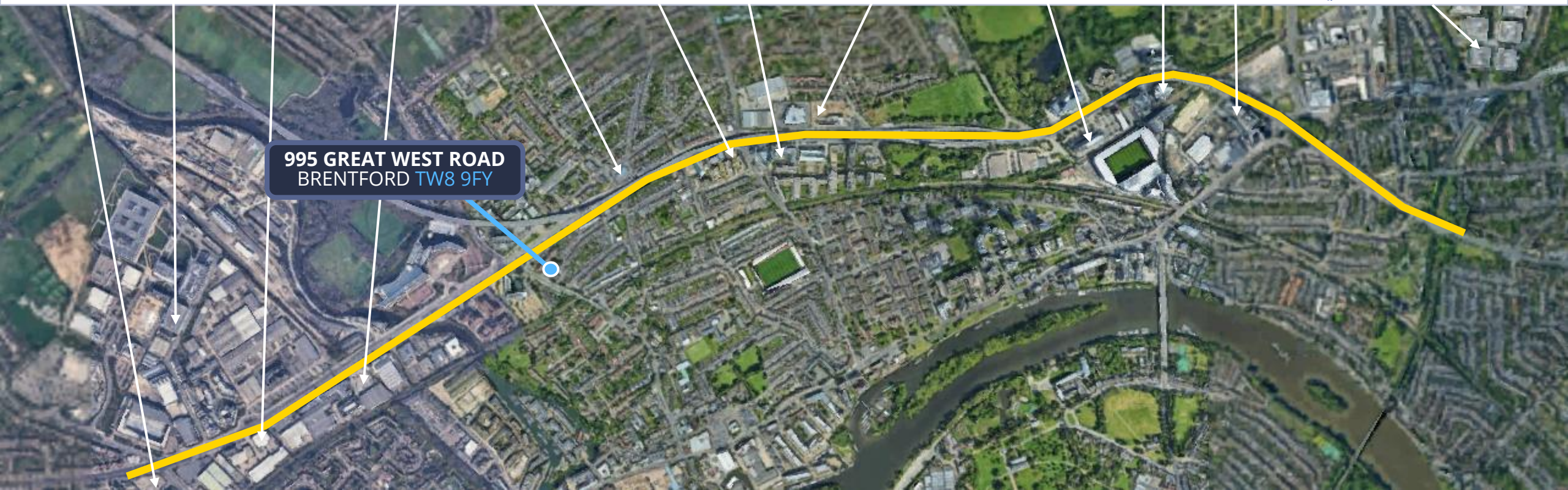


0.41 acres
(0.17 ha)

The Golden Mile

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The site is in the Great West Corridor which was designated in the London Plan 2021 as a Strategic Development Centre and Opportunity Area with potential for 7,500 new homes and 14,000 jobs by 2041. Known as the 'Golden Mile', this corridor has attracted significant investment from digital and media businesses, including the BskyB Campus at Osterley and notable occupiers at Chiswick Park including Discovery, QVC and Warner Brothers.

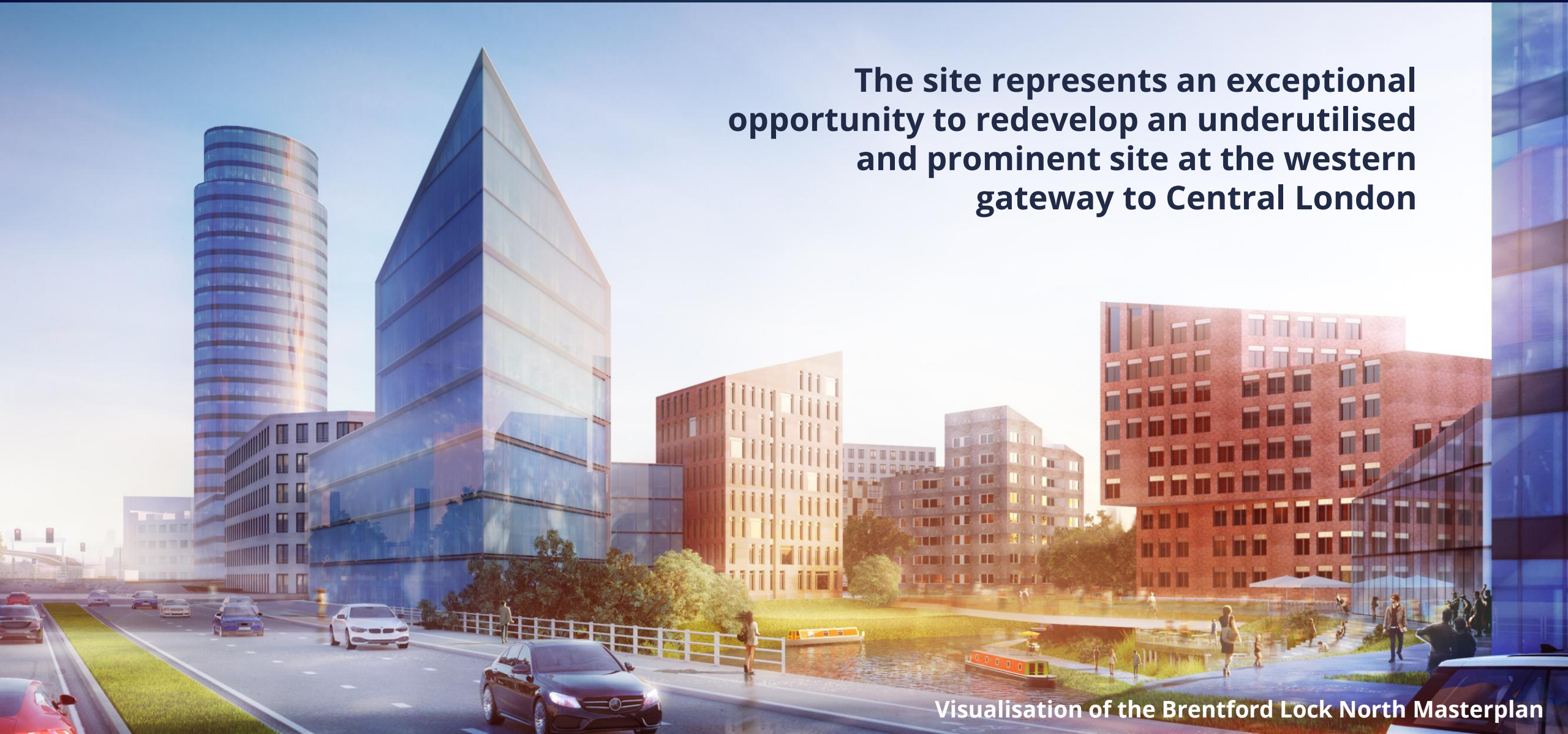


Redevelopment Opportunities

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9

The site represents an exceptional opportunity to redevelop an underutilised and prominent site at the western gateway to Central London



Visualisation of the Brentford Lock North Masterplan

Redevelopment Opportunities

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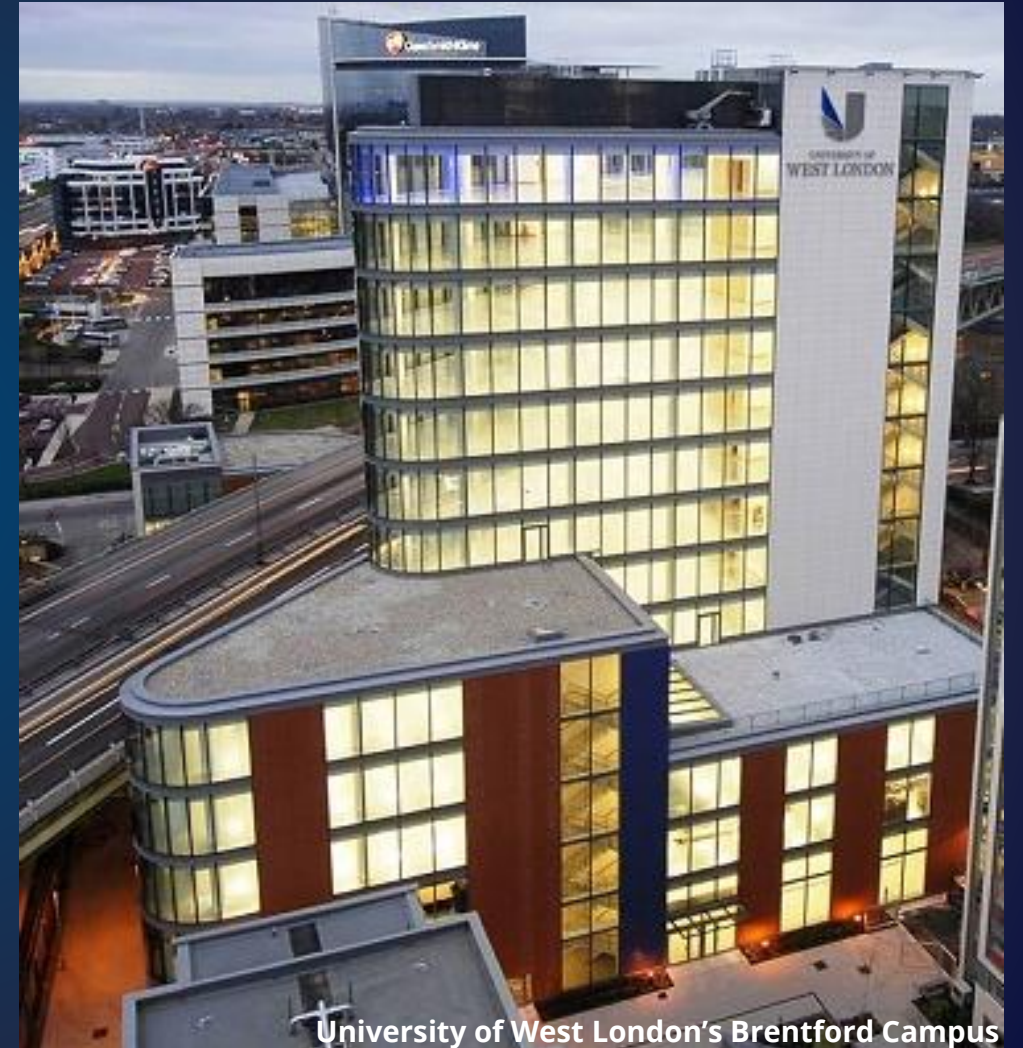
10

995 Great West Road is not listed or located in a conservation area. The site extends to 0.41 acres (0.17 ha) and is located within the London Borough of Hounslow.

BRENTFORD LIVING MARKETS

Demand for residential flats in Brentford remains strong with individuals and families attracted to the area by its accessibility, affordability and amenity offering. The Borough's population grew by 13.5% since 2011, representing the fifth largest increase across all London Boroughs for that period. This substantial population growth has seen average residential sale prices grow by 13% over the last ten years. Residential capital values for flats in Brentford vary but regularly exceed £750 psf.

Given the property's excellent proximity to the University of West London's Brentford campus, various alternative living uses could also be considered, including PBSA, BTR and co-living.



University of West London's Brentford Campus

Redevelopment Opportunities

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11

CAR SHOWROOM

Great West Road is a significant hub for the automotive industry and boasts a high concentration of car dealerships and related services. Attracted by the outstanding road connectivity to Central London to the east and the national motorway network to the west, Great West Road is home to the UK's largest Volkswagen showroom and a host of other international automotive companies including Audi, BMW, KIA, Mercedes Benz and Toyota.

995 Great West Road benefits from a large site with exceptional car parking provision that can accommodate both internal and external car displays, excellent accessibility and high visibility from both the A4 and M4 nearby.



0.41 acre site



Excellent accessibility



Outstanding visibility



Mercedes-Benz



Audi Showroom



Mercedes Benz Showroom



Volkswagen Showroom

Redevelopment Opportunities

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12

SELF STORAGE

The UK self storage industry continues to grow with annual turnover surpassing £1 billion last year. This growth is forecast to continue with the industry set to benefit from advancements in technology and artificial intelligence leading to improved security measures and operational efficiencies.

995 Great West Road would lend itself to self-storage redevelopment as it benefits from a large site with excellent connectivity and roadside prominence, with both the A4 and M4 immediately to the north of the site. Notable occupiers in the vicinity include Access Self Storage, Big Yellow Self Storage and Safestore.



0.41 acre site with
low site coverage



Outstanding
connectivity



Exceptional roadside
prominence

access
SELF STORAGE

**THE BIG
YELLOW
SELF
STORAGE
COMPANY**

safestore



Additional Information

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13

TENURE

The property is held freehold.

EPC

D (76)

VAT

The property is elected for VAT and it is intended that the sale will be treated as a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING

A successful purchaser will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

DATA ROOM

Access to the data room is available upon request.

CONTACT INFORMATION

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