

THE GATE CENTRE

FULLY
REFURBISHED

A4 GREAT WEST ROAD

UNIT 1 TO LET

6,743 sq ft Prominent Industrial Warehouse

UNIT 1 | THE GATE CENTRE | 1 SYON GATE WAY | BRENTFORD | TW8 9DD



TW8 9DD



what3words.com/firm.legend.museum

GOLDEN MILE LOCATION



HEATHROW AIRPORT 8 MILES



SYON LANE STATION 2 MINUTE WALK



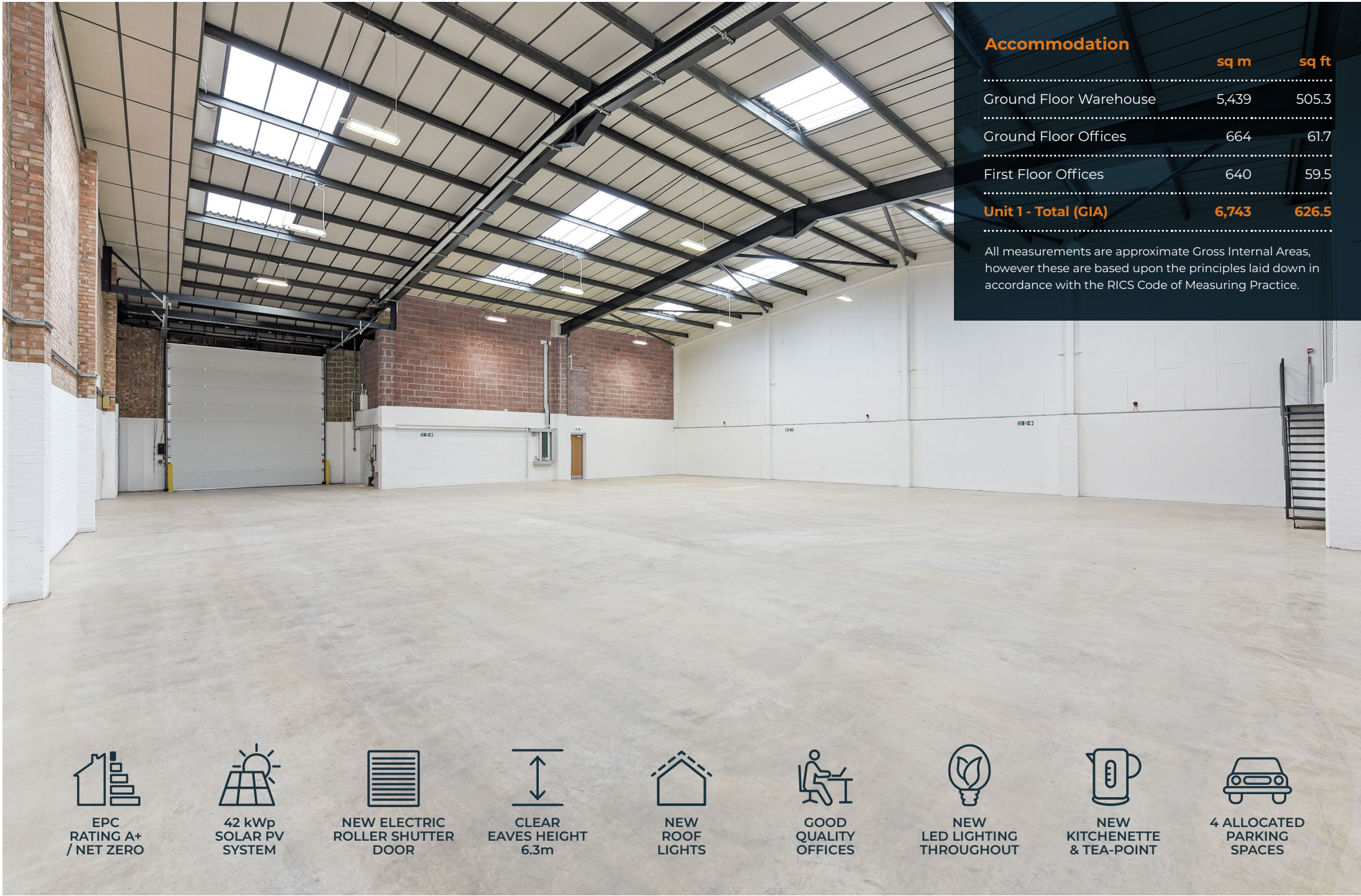
The Gate Centre is a multi-let, well-established industrial estate. It provides tenants the opportunity to join a thriving business community fronting the A4 Great West Road. The scheme is conveniently located midway between Central London and Heathrow.

The scheme is located in an established, logistics, pharma and automotive location with occupiers from these sectors well represented in the vicinity.

Public transport options are excellent, with Syon Lane station approximately 600 meters away, offering a direct link on the South Western Railway to London Waterloo, enhancing accessibility for employees and clients alike.

The area is home to notable occupiers, including Sky TV, Sega, JC Decaux, Berry (BMW), DFS, Tesco, Renault West London and Access Self Storage, highlighting its significance as a bustling industrial centre.





Accommodation

	sq m	sq ft
Ground Floor Warehouse	5,439	505.3
Ground Floor Offices	664	61.7
First Floor Offices	640	59.5
Unit 1 - Total (GIA)	6,743	626.5

All measurements are approximate Gross Internal Areas, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.



EPC RATING A+ / NET ZERO



42 kWp SOLAR PV SYSTEM



NEW ELECTRIC ROLLER SHUTTER DOOR



CLEAR EAVES HEIGHT 6.3m



NEW ROOF LIGHTS



GOOD QUALITY OFFICES



NEW LED LIGHTING THROUGHOUT



NEW KITCHENETTE & TEA-POINT



4 ALLOCATED PARKING SPACES



UNIT 1 | THE GATE CENTRE | 1 SYON GATE WAY | BRENTFORD | TW8 9DD



Service Charge

Details upon application.

Terms

The unit is available on a new Full Repairing & Insuring Lease for a term to be agreed.

Rental

Upon application.

VAT

The property has been elected for VAT.

Business Rates

Occupiers are invited to make their own enquiries with the London Borough of Hounslow (0208 583 5708).

EPC

EPC Rating A+ / Net Zero.

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at www.commercialleasecode.co.uk

NEWMARK

Lizzie Elliott

07827 250 026
lizzie.elliott@nrmk.com

Chloe Sweetland

07385 933 686
chloe.sweetland@nrmk.com



0203 151 1011
www.tlre.co.uk

Paul Londra

07779 269 290
paul.londra@tlre.co.uk

Ed Thomason

07818 065 276
ed.thomason@tlre.co.uk



M&G Real Estate, Newmark & TLRE for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of M&G Real Estate, Newmark & TLRE has any authority to make or give any representation or warranty whatever in relation to this property. Prepared April 2026. Designed by threesixtygroup

UNIT 1 | THE GATE CENTRE | 1 SYON GATE WAY | BRENTFORD | TW8 9DD