



GREAT WEST ROAD, BRENTFORD TW8 9DS

Brentside Park comprises four campus style office buildings in an attractive landscaped environment. **BUILDING ONE IS THE LAST AVAILABLE BUILDING ON THE PARK**, with other occupiers being Hill Spink Properties, Transform Medical Group and The Human Performance Laboratory

Self-contained building of 26,842 sq ft – **ONLY ONE** of its size in West London

Excellent car parking ratio of **1:298 sq ft**

LOCATED close to major occupiers including BSkyB, GSK, Samsung, Allianz, JC Decaux, Worley Parsons, Agfa

PROMINENT signage opportunities onto the A4





BRENTSIDE PARK





THE GREAT WEST ROAD (A4) IS A LONG ESTABLISHED CORPORATE LOCATION AND PROVIDES EXCELLENT NATIONAL AND INTERNATIONAL



🚗 Journey times by car to:

Kew	3 minutes
Chiswick	6 minutes
Syon Park	10 minutes
M25 Junction 15	13 minutes
Heathrow Airport, Hounslow	18 minutes
Central London	28 minutes

📍 Miles from Brentside Park to:

M4 Junction 2	0.3 miles
Heathrow Airport, Hounslow	6.3 miles
M1, Junction 1	8.9 miles
Central London	9.3 miles
M25, Junction 15	10 miles
M40, Junction 1	16 miles

🚆 Minutes from Brentford Station to:

Chiswick	5 minutes
Clapham Junction	19 minutes
Richmond	25 minutes
London Waterloo	32 minutes
Kingston	38 minutes

🚶 Minutes from Brentside Park by foot to:

Brentford Station	8 minutes
Boston Manor Tube Station	19 minutes
Central Brentford	10 minutes

Brentside Park is prominently located opposite the landmark buildings of GlaxoSmithKline's European Headquarters and Profile West and is within walking distance of Brentford Station, Boston Manor (Piccadilly Line) and a range of local amenities.



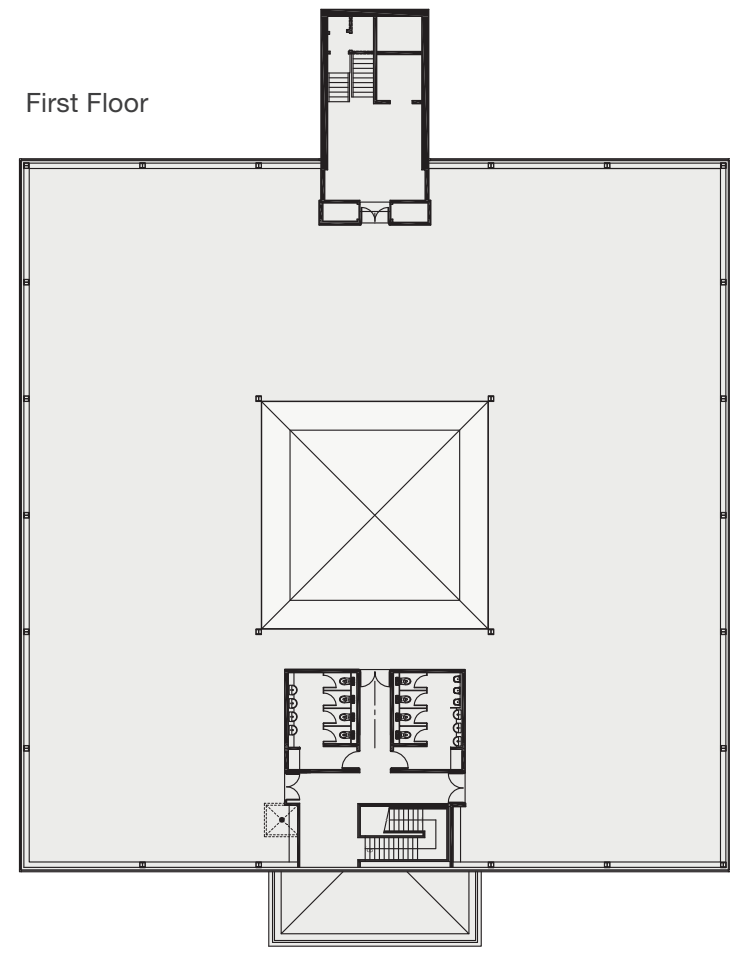
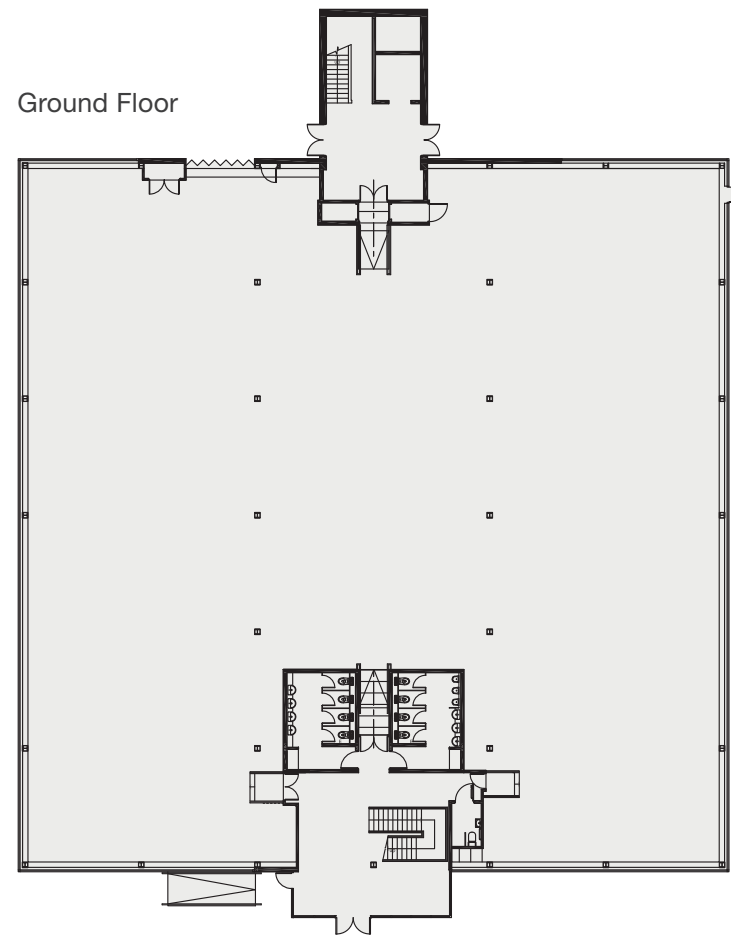
COMMUNICATIONS WITH EASY ACCESS TO CENTRAL LONDON, HEATHROW AIRPORT AND THE NATIONAL MOTORWAY NETWORK



Specification

- New VRV air-conditioning
- Full access raised floors
- Suspended ceilings
- LG3 lighting
- Impressive reception and entrance foyer
- Fully carpeted
- Antiglare double glazing
- 12 person passenger lift with provision for a further 8 person passenger lift
- 90 car parking spaces with shared controlled access barrier (1:298 sq ft)
- EPC rating B (50)
- Ground level rear loading door





Floor areas

The accommodation comprises the following approximate net internal areas:

Building One	sq ft	sq m
Reception	387	36
Ground	13,045	1,212
First	13,410	1,246
Total	26,842	2,494
Parking	90 car spaces	

For more information contact:



www.brentsidepark.co.uk

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