

Brentside Executive Park Great West Road Brentford TW8 9DS

UNIT 1 From 5,800 Sq Ft to 26,455 Sq Ft (2,458 sq m)
SELF CONTAINED

Prominent to the Great West Road, with substantial on-Site Car
Parking



Prominent Frontage



Canal side environment



Location

Brentside Park is prominently located opposite the landmark buildings of GlaxoSmithKline's European Headquarters and within a short walk of Brentford Station, Boston Manor (Piccadilly line) and a wide variety of local amenities.

The area is a well-established business location, other occupiers including The Ambulance Service (training), Transform Medical Group, The Human Performance Laboratory, BSKyB, GSK, Samsung, Allianz, J C Decaux, Worley Parsons and Agfa.

Travel Information

Journey times by car to:

M25	13 minutes
Heathrow	18 minutes
Central London	28 minutes



Brentford Station to:

Chiswick	5 minutes
Clapham Junction	19 minutes
London Waterloo	32 minutes

Building One

Originally an Hi-Tech property with roller shutter access to the ground floor if required and 4m slab to slab height on the ground. Currently fitted to CAT A office standard.

The first floor has a central pyramid roof light and windows wrapping around the perimeter affording excellent natural light and some perimeter offices and kitchen/breakout area fitted.

The ground has a prominent glazed reception and there is rear access in addition.

First floor	approx. 13,410 sq ft
<u>Ground floor</u>	<u>approx. 13,045 sq ft</u>
Total	approx. 26,465 sq ft (2,458 sq m) IPMS 3

Available as an entire or in suites from 5,800 sq ft

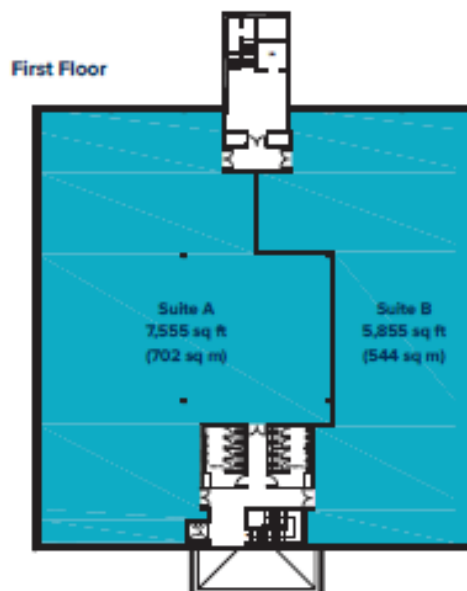
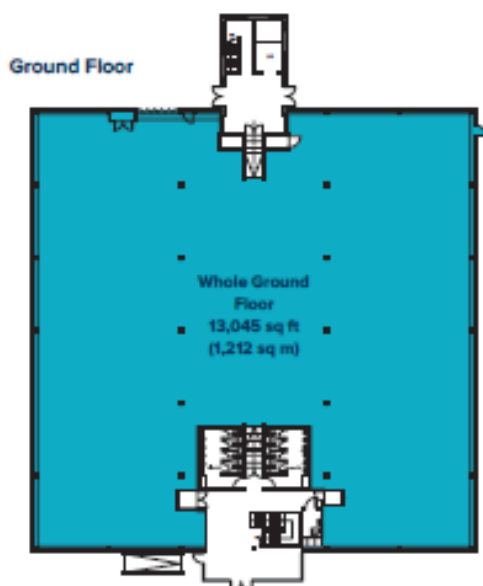
EPC level B

For more information visit eddisons.com
T: 020 3205 0200

Eddisons

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Parking

Building One Total 93 spaces

4 pipe fan coil air conditioning
 Full access raised floors
 Suspended ceilings
 LED lighting
 Antiglare double glazing

2 x 12-person passenger lifts
 DDA compliant access and WC's
 Separate male and female WC
 new decorations and carpets
 Roller shutter to ground floors

EPC B

Terms

The premises are available on new lease direct from the freeholder at £25.00 per sq ft.

Business Rates

The premises are in the London Borough of Hounslow to whom an enquiry should be directed to verify the current rates payable. Estimated payable £11.50 per sq ft

Estate Service Charge

Estimated £2.50 per sq ft

VAT

VAT is applicable in addition.

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Timing

The premises are immediately available.

Further Information and Inspections

Via landlord's joint sole agents:

Vokins

Avison Young

020 8400 9000

0207 236 6363

EDDISONS

Mark Belsham 07973 372 698

Tim Wilkinson 07973 302 814

020 3205 0200

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