

Brentside Executive Park Great West Road Brentford TW8 9DS

**Highly Specified Offices
To Let**

Overlooking the Canal with Substantial on-site Car Parking

From 5,855 Sq Ft to 20,865 Sq Ft



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 Verisure Services, 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 Junction 15	13 minutes
Heathrow airport	18 minutes
Central London	28 minutes

Brentford Station to:

Chiswick	5 minutes
Clapham Junction	19 minutes
London Waterloo	32 minutes

The Park

The Park comprises four campus style office buildings in an attractive landscaped environment along the banks of the Grand Union canal leading to the Thames, Brentford High Street or the open grounds of Gunnersbury Park.

Accommodation floor areas IPMS3

Building One Entire first floor approx. 13,410 Sq Ft (can be split 5,855 & 7,555 Sq Ft)

Building Four Part Ground floor approx. 7,455 Sq Ft

Total available 20,865 sq ft

Parking

Building One 43 spaces

Building Four 25 spaces

Terms

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

Business Rates

The premises are located 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

Service Charge

On application. Estimated £5 per sq ft

VAT

VAT is applicable in addition.

Timing

The premises are immediately available.

Further Information and Inspections

Via landlord's joint sole agents:

Vokings	Avison Young
020 8400 9000	0207 236 6363

HNG
Mark Belsham 07973 372 698
Tim Wilkinson 07973 302 814

020 3205 0200

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

Eddisons

Subject to contract and exclusive of VAT if applicable

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