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	**HNG**
		Mark Belsham 07973 372 698
020 8400 9000	0207 236 6363	**Tim Wilkinson 07973 302 814**
		020 3205 0200