



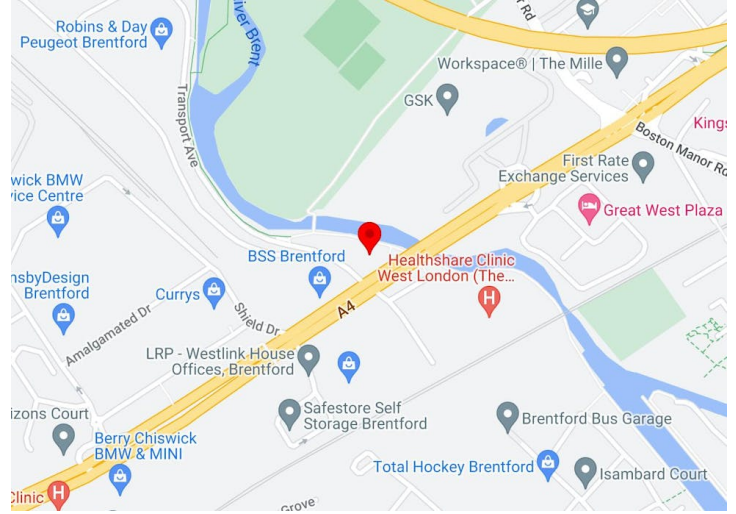
Profile West is a landmark building in a prominent location, offering its tenants with excellent amenities.

- Fully air conditioned
- Full height atrium reception area
- Excellent car parking ratio
- 24/7 access
- CCTV and pass controlled entry system
- Cycling storage
- Shower facilities

Profile West

950 Great West Road, Brentford, TW8 9ES

**AVISON
YOUNG**



Summary

Available Size	1,108 to 14,434 sq ft / 102.94 to 1,340.96 sq m
Rent	£19.50 per sq ft
Rates Payable	£8.97 per sq ft 2024
Service Charge	£12.50 per sq ft
Car Parking	N/A
Estate Charge	N/A
EPC	E (125)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
2nd - Suite A	2,300	213.68	£19.50 /sq ft	£11.38 /sq ft	Let
2nd - Suite B	2,671	248.14	£19.50 /sq ft	£11.38 /sq ft	Available
2nd - Suite C	2,540	235.97	£19.50 /sq ft	£11.38 /sq ft	Let
1st - Suite A	3,465	321.91	£19.50 /sq ft	£11.38 /sq ft	Available
1st - Suite C	3,300	306.58	£19.50 /sq ft	£11.38 /sq ft	Available
Ground - Suite 2	2,458	228.36	£19.50 /sq ft	£11.38 /sq ft	Available
2nd - Suite D	1,108	102.94	-	On Application	Available
Total	17,842	1,657.58			

Property Highlights

The suites are refurbished to a high standard with a mixture of open plan and fitted space to suit your needs.

Our suites benefit from the following:

- Fully air-conditioned
- Impressive reception with full height atrium
- Accessible raised floors (250mm)
- Suspended ceilings
- Excellent natural light from perimeter glazing and atrium
- Floor to ceiling height of 2.65m
- Building manager
- Two 13-person lifts
- Male and Female WCs on all floors
- Shower facilities
- Excellent car parking ratio of 1:357 sq ft
- 24/7 access
- CCTV and pass-controlled entry system

Location

This well established office location has excellent road and rail networks enabling quick and easy access to London and the national motorway network, J2 of the M4 is within 2 miles and J13 of the M25 is within 10 miles.

Situated on the A4 there is easy access to Heathrow Airport (distance 6 miles) and Central London (distance 9 miles).



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