



# Brentside Park

Great West Road, Brentford TW8 9DS

Campus Style Office Buildings  
in an Attractive Landscaped  
Environment



## SUPERB CAMPUS STYLE OFFICE BUILDINGS IN AN ATTRACTIVE RIVERSIDE ENVIRONMENT

Brentside Park nestles next to the picturesque River Brent creating a beautiful riverside setting and landscaped business environment.

The strategic location on the Great West Road (A4), a short walk to Brentford station and high street, and close to the M4 and the districts of Chiswick, Hammersmith and Richmond, makes this an ever popular 'work and life' destination.

 **BrentsidePark**  
Great West Road, Brentford TW8 9DS



13  
MINUTES DRIVE TO  
JCT 15 M25



18  
MINUTES DRIVE TO  
HEATHROW  
AIRPORT



28  
MINUTES DRIVE TO  
CENTRAL  
LONDON



BRENTSIDE PARK IS  
PERFECTLY PLACED  
FOR NATIONAL AND  
INTERNATIONAL  
BUSINESS.

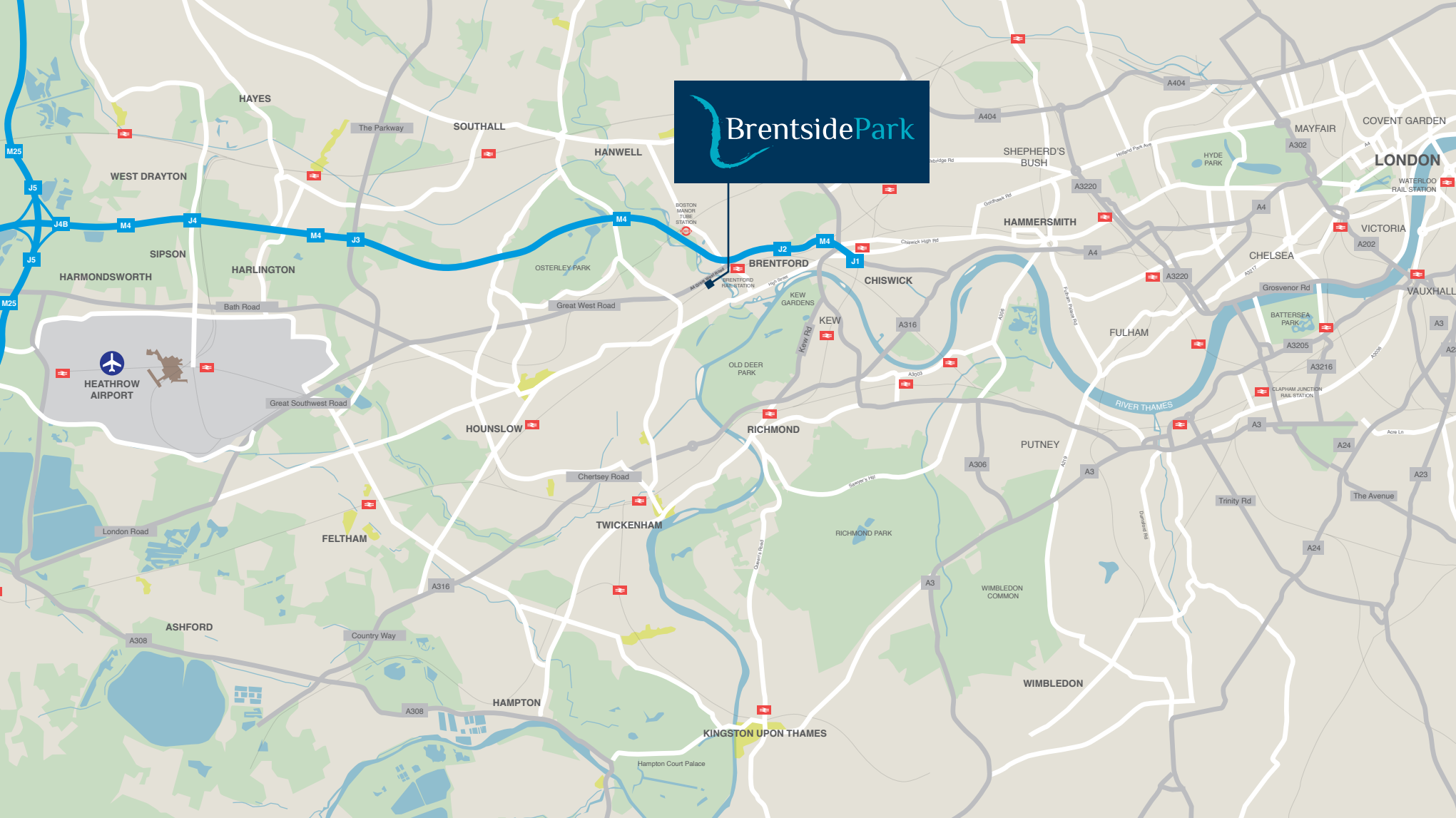
Brentside Park is ideally placed for national and international travellers, with close proximity to Heathrow Airport, and the M4 and M25 motorways which provide rapid access to Central London and the rest of the national motorway network.



30  
MINUTES TO  
LONDON WATERLOO



35  
MINUTES TUBE JOURNEY TO  
LONDON'S WEST END



**BRENTFORD IS A PRIME BUSINESS LOCATION WITH SUPERB CONNECTIONS**

The Great West Road (A4) is a long established corporate location and provides excellent links to the amenities of Chiswick, Hammersmith and Central London.



**6**  
MINUTES DRIVE TO  
CHISWICK

**24**  
MINUTES BUS JOURNEY TO  
HAMMERSMITH

**23**  
MINUTES BIKE RIDE TO  
RICHMOND PARK

**8**  
MINUTES WALK TO  
BRENTFORD  
HIGH STREET

**8**  
MINUTES WALK TO  
BRENTFORD  
STATION

**19**  
MINUTES WALK TO  
BOSTON MANOR  
TUBE STATION





BRENTFORD LOCK AND THE TOWN CENTRE ARE WITHIN A SHORT WALK AND OFFER A RANGE OF AMENITIES INCLUDING, SHOPS, BANKING FACILITIES, RESTAURANTS AND BARS.



**Journey times by car to:**

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



**Miles from Brentside Park to:**

M4 Junction 2	0.3 miles
Heathrow Airport	6.3 miles
M1 Junction 1	8.9 miles
Central London	9.3 miles
M40 Junction 1	16 miles



**Minutes from Brentford Station to:**

Chiswick	5 minutes
Clapham Junction	19 minutes
Richmond	25 minutes
London Waterloo	30 minutes
Kingston	38 minutes



**Minutes from Brentside Park by foot to:**

Boston Manor Park	2 minutes
Subway	6 minutes
Co-op Food	7 minutes
Brentford Station	8 minutes
Brentford High Street	8 minutes
Tesco Extra	15 minutes
Boston Manor Tube Station	19 minutes



Profile West Brentford



Grosvenor House Redhill



Heathrow Boulevard West Drayton



Connect with us    

 020 8750 1410

[www.orbitsouthern.co.uk](http://www.orbitsouthern.co.uk)

### DEDICATED AND EXPERIENCED COMMERCIAL PROPERTY EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

### A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

### LARGE PROPERTY PORTFOLIO

Our Orbit Southern team market and lease offices in the South East of England, including headquarters office buildings in Redhill, Brentford, Egham, and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites, all within easy access of the M25.

### OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house property management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi-let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.

IF YOU NEED SPACE TO OPERATE YOUR BUSINESS – MAKE IT OUR BUSINESS TO FIND YOU THAT SPACE.

250 BUILDINGS ACROSS 7.5 MILLION SQ FT

3 MILLION SQ FT OF OFFICE SPACE TO RENT

12 SITES LOCATED THROUGHOUT THE SOUTH EAST OF ENGLAND

## VAT

VAT will be chargeable on the rent and service charge.

## Legal Costs

Each party is to be responsible for their own legal fees.

## Terms

The offices are available on new leases for a term by arrangement direct from the landlord

## Further information

For further information please contact the letting agents or the Developer, Orbit Southern.



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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition. OCT 2021

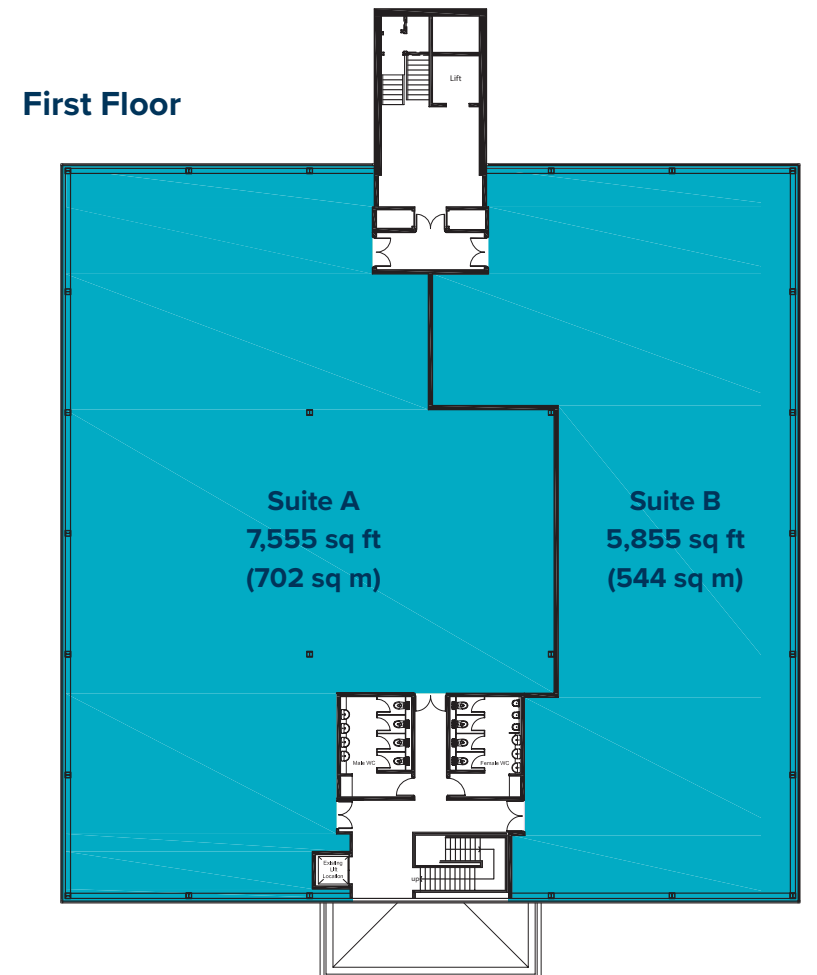
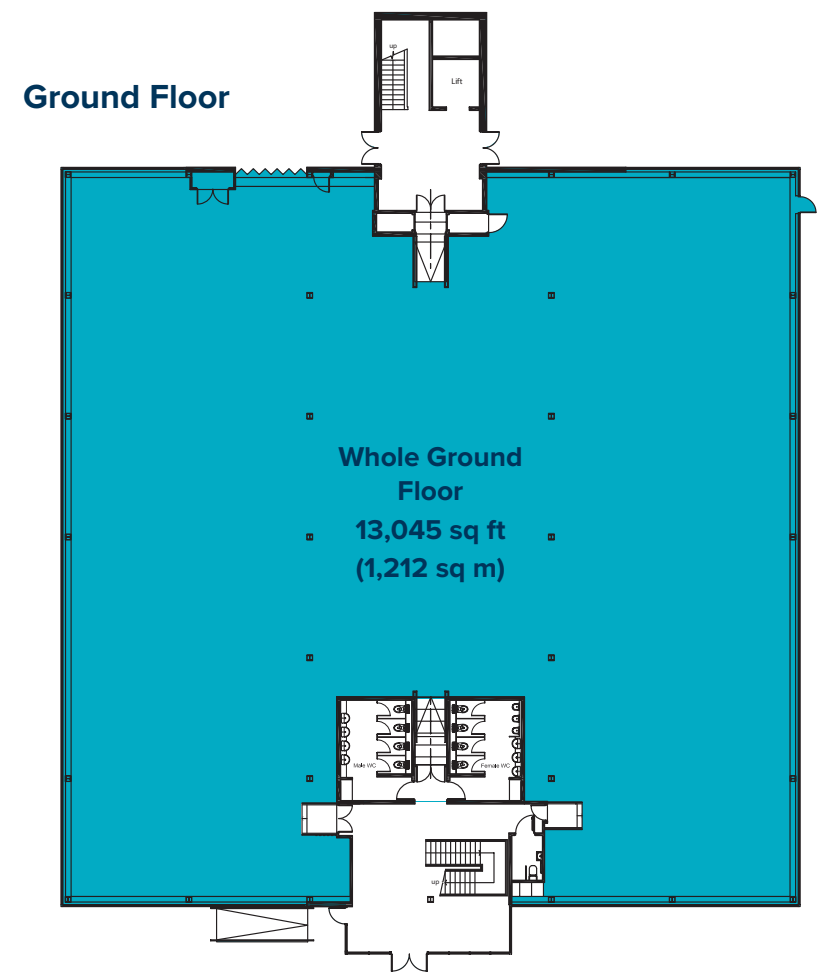


# ONE BRENTSIDE PARK

A fantastic self-contained office building arranged over ground and first floors.

**26,455 SQ FT**  
2,458 SQ M





**ONE BRENTSIDE PARK**  
is available as a whole or in suites from: 5,855 sq ft



	Sq ft	Sq m
Ground	13,045	1,212
First Floor		
Suite A	7,555	702
Suite B	5,855	544
<b>Total</b>	<b>26,455</b>	<b>2,458</b>

-  **2 PASSENGER LIFTS**
-  **SUSPENDED CEILINGS**
-  **ANTI GLARE DOUBLE GLAZING**
-  **93 CAR PARKING SPACES**
-  **LG3 LIGHTING**
-  **EPC RATING B-50**
-  **NEW VRV AIR-CONDITIONING**
-  **IMPRESSIVE RECEPTION AND ENTRANCE FOYER**
-  **RAISED FLOORS**
-  **FULLY CARPETED**



# FOUR BRENTSIDE PARK

Refurbished office space of  
**7,455 SQ FT**  
692 SQ M





**FOUR BRENTSIDE PARK** benefits from office availability on the ground floor, comprising a bright, refurbished suite of 7,455 sq ft.



**12 PERSON LIFT, WITH PROVISION FOR A FURTHER 5 PERSON LIFT**



**SUSPENDED CEILINGS**



**ANTI GLARE DOUBLE GLAZING**



**30 CAR PARKING SPACES**



**LED LIGHTING**



**EPC RATING D-86**



**4 PIPE FAN COIL AIR-CONDITIONING**



**IMPRESSIVE RECEPTION AND ENTRANCE FOYER**



**DDA COMPLIANT ACCESS AND WC'S**



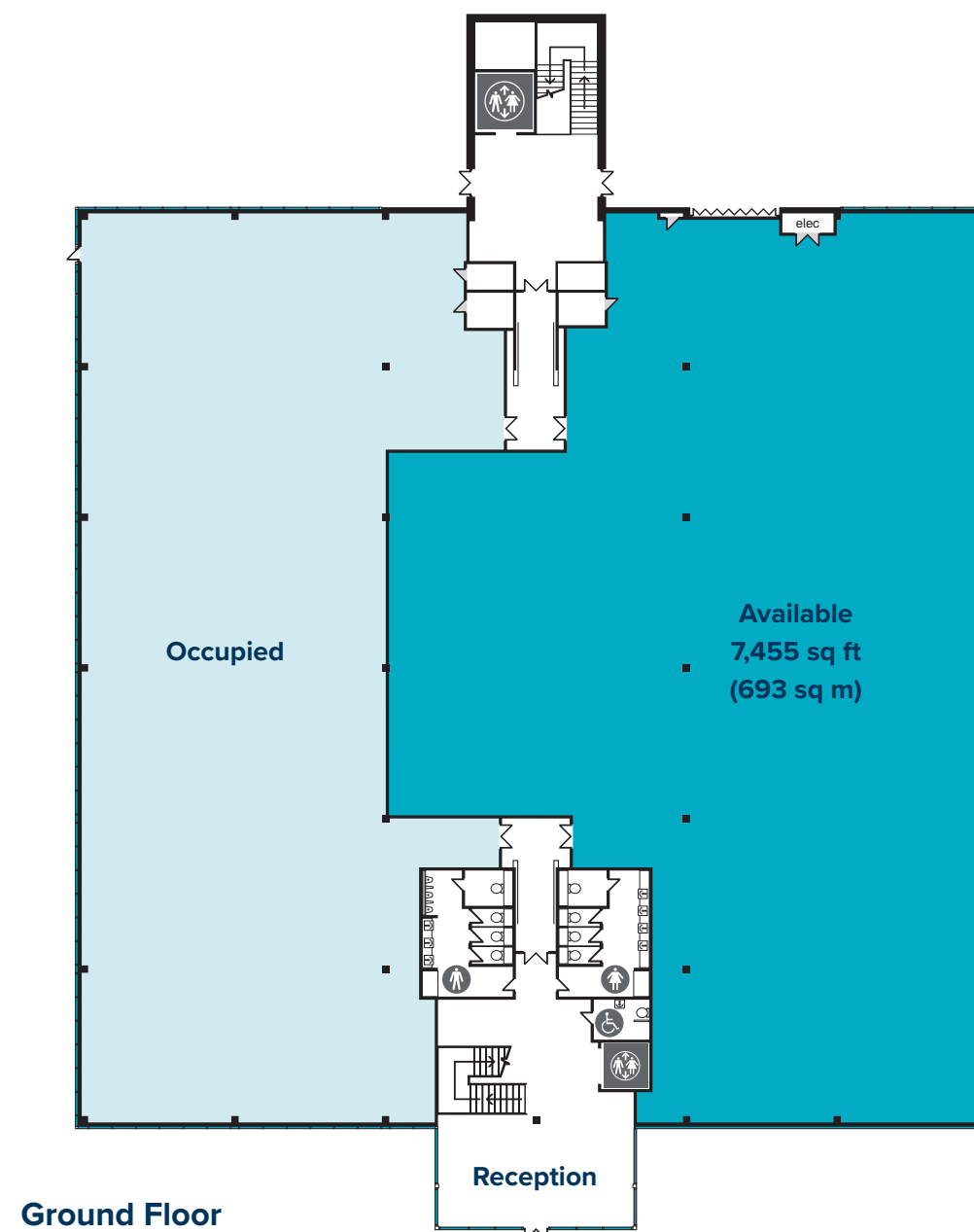
**RAISED FLOORS**



**FULLY CARPETED**



**GROUND LEVEL REAR LOADING DOOR**



Ground Floor



	Sq ft	Sq m
Ground	7,455	693
<b>Total</b>	<b>7,455</b>	<b>693</b>