



# BrentsidePark

Great West Road, Brentford TW8 9DS

Four Campus Style Office  
Buildings in an Attractive  
Landscaped Environment





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

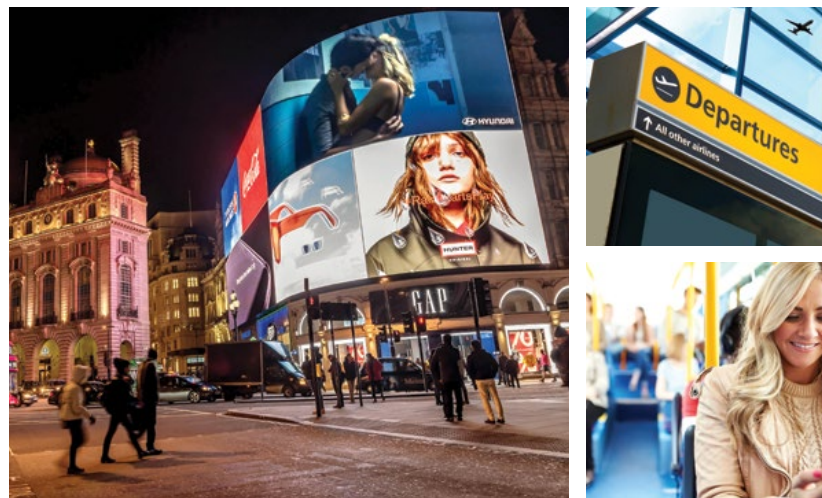
Brentside Park nestles next to the picturesque River Brent creating a beautiful riverside setting and landscaped business environment.

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.

OCCUPIERS INCLUDE THE HUMAN  
PERFORMANCE LABORATORY AND  
VERISURE SERVICES.







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.

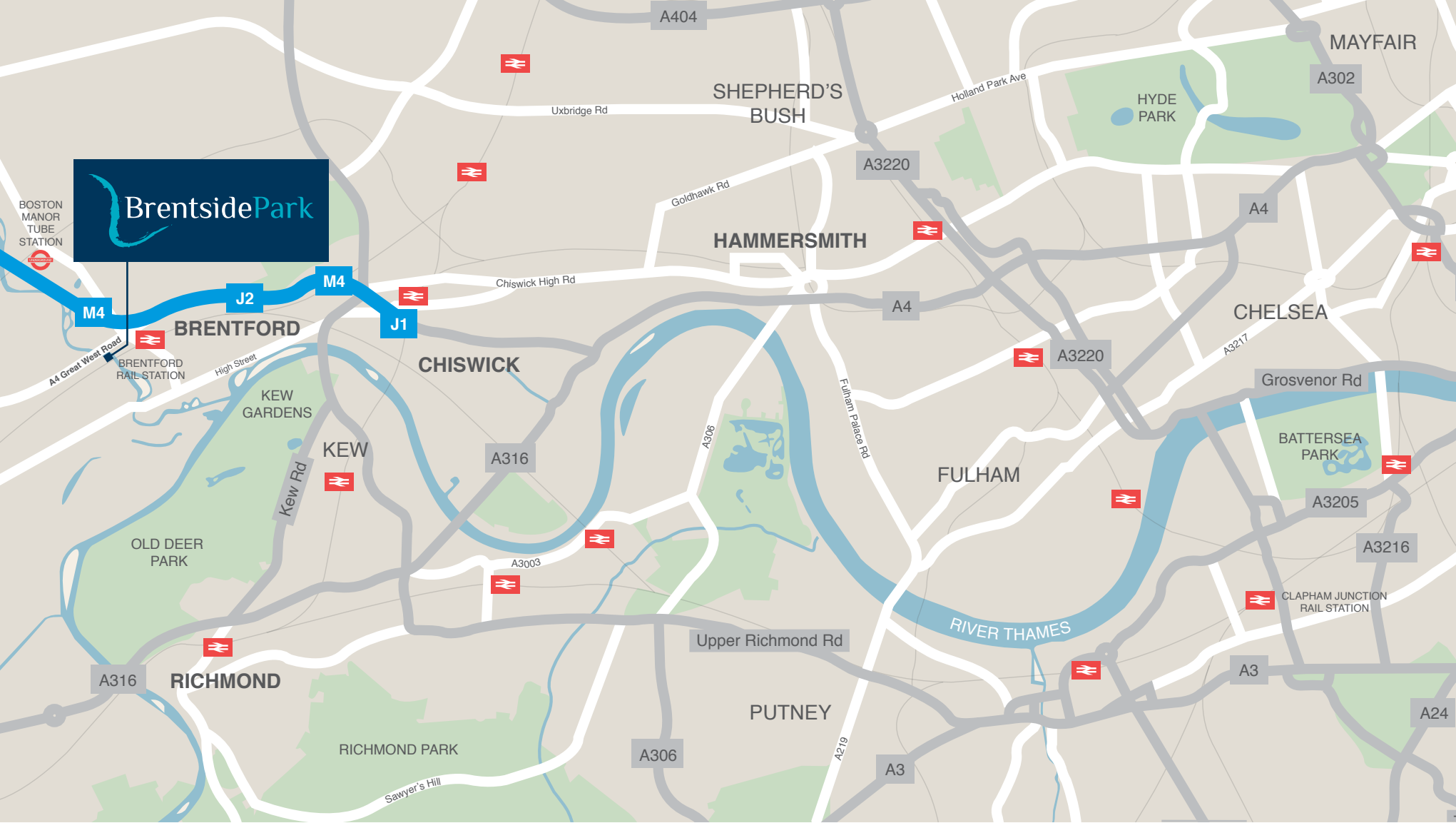


30  
MINUTES TO  
LONDON WATERLOO



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



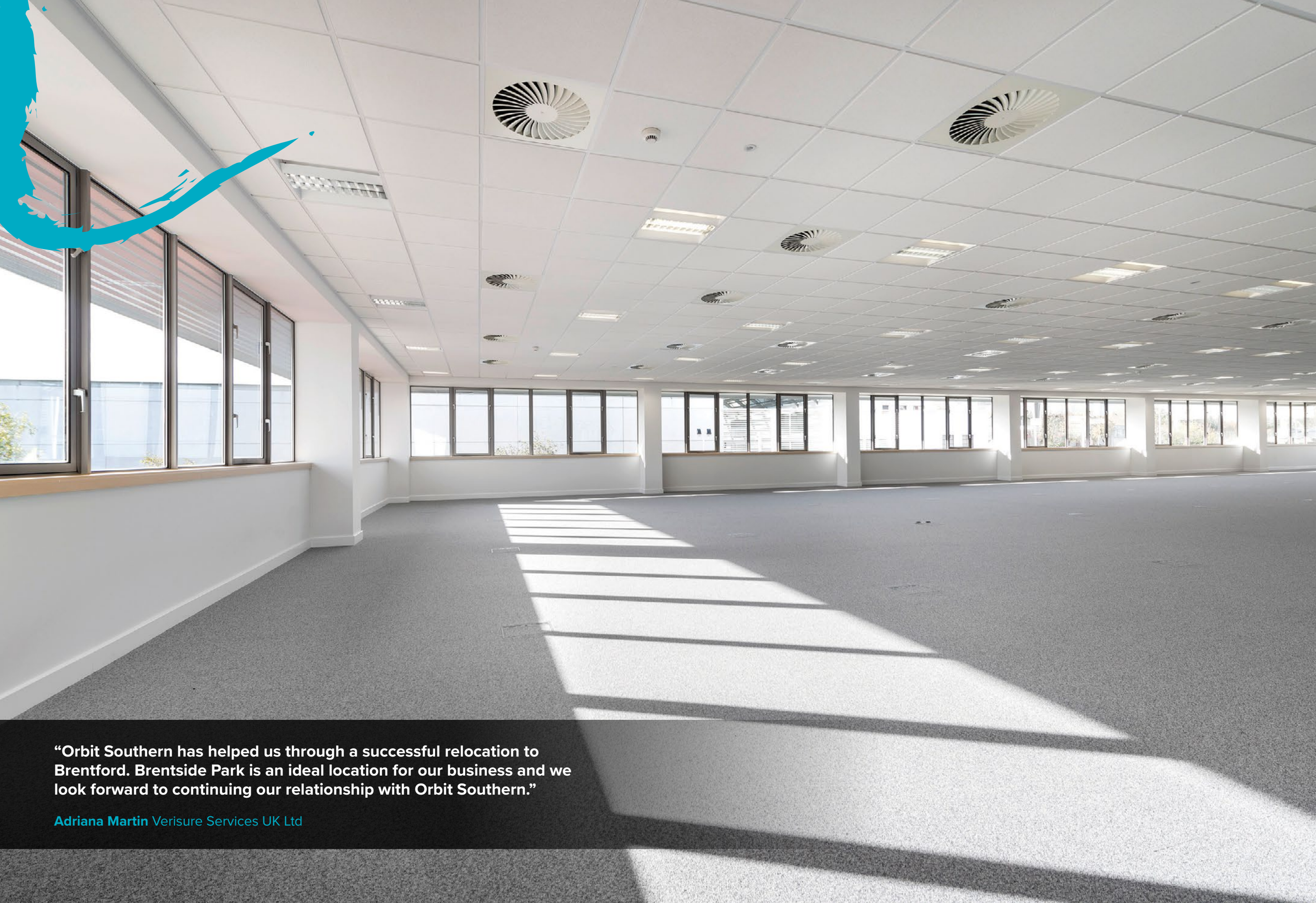




BRENTFORD LOCK AND THE TOWN CENTRE ARE WITHIN A SHORT WALK AND OFFER A RANGE OF AMENITIES INCLUDING, SHOPS, BANKING FACILITIES, RESTAURANTS AND BARS.

	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





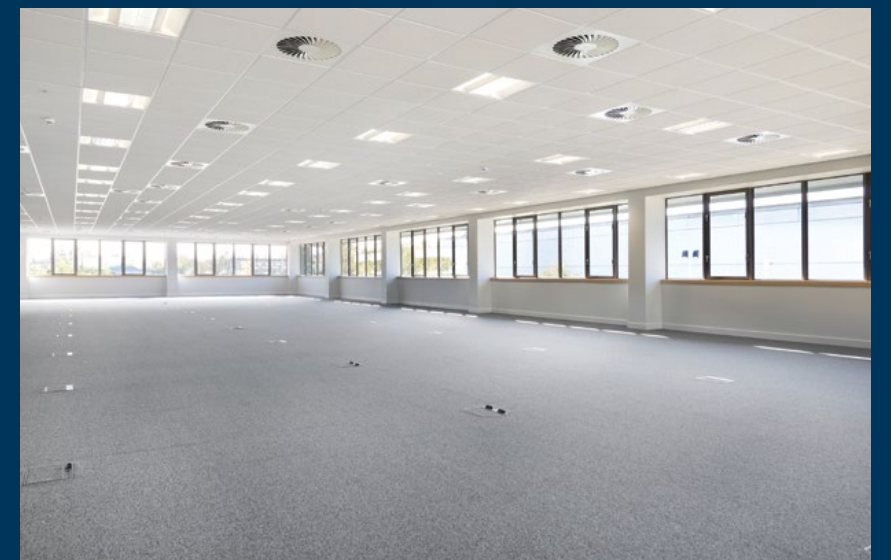
# ONE BRENTSIDE PARK

Refurbished office space of

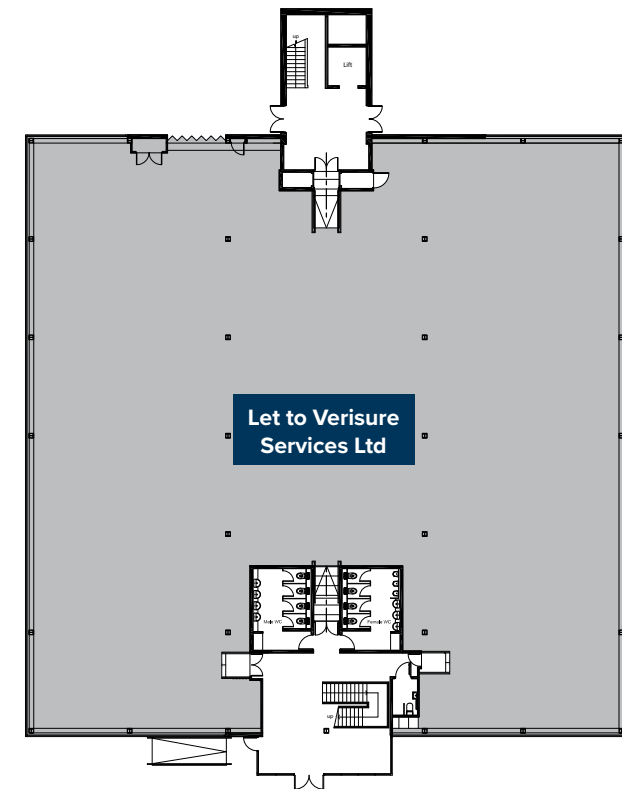
**5,828 SQ FT**  
541.43 SQ M

**“Orbit Southern has helped us through a successful relocation to Brentford. Brentside Park is an ideal location for our business and we look forward to continuing our relationship with Orbit Southern.”**

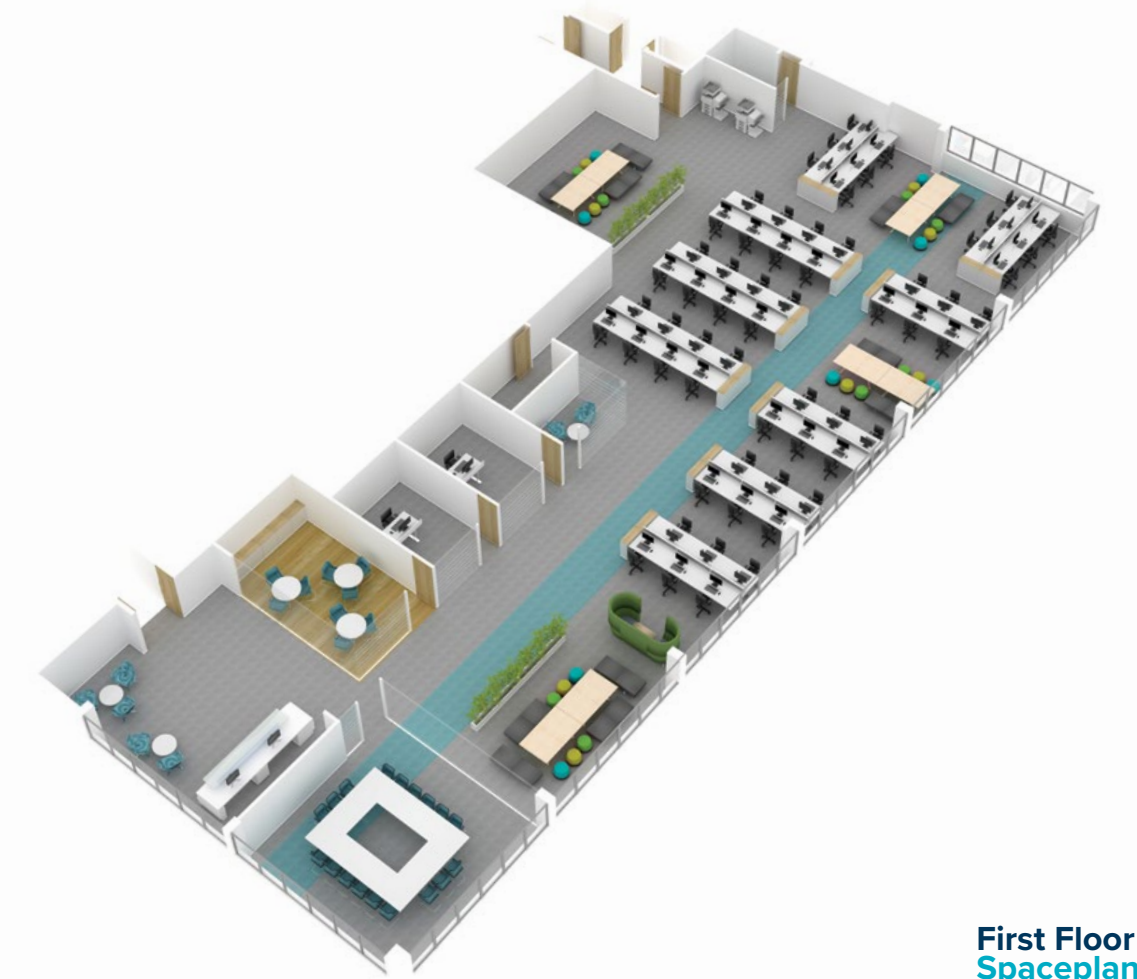
**Adriana Martin** Verisure Services UK Ltd







Ground Floor



First Floor  
Spaceplan

 **5 & 12 PERSON  
PASSENGER LIFTS**

 **SUSPENDED  
CEILINGS**

 **ANTIGLARE  
DOUBLE GLAZING**

 **19 CAR PARKING  
SPACES**

 **LG3  
LIGHTING**

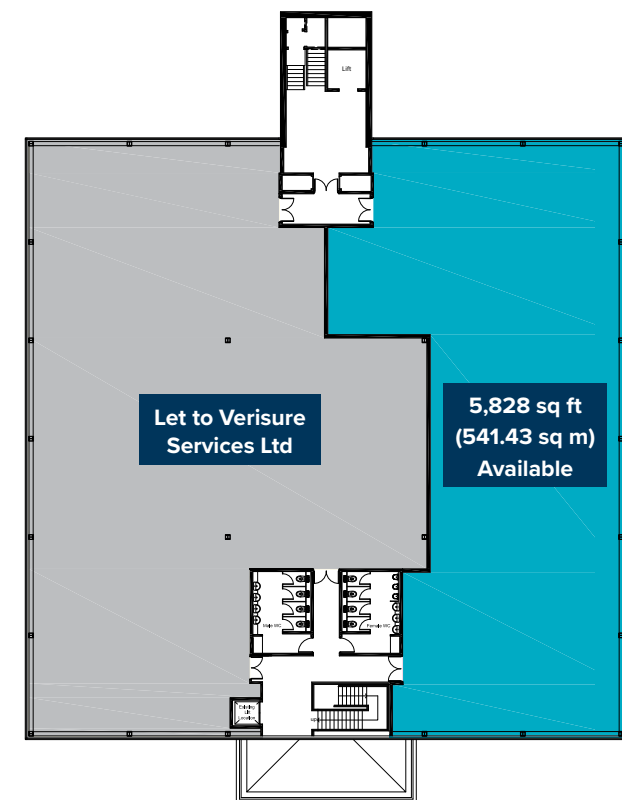
 **EPC RATING  
B(50)**

 **NEW VRV  
AIR-CONDITIONING**

 **IMPRESSIVE RECEPTION  
AND ENTRANCE FOYER**

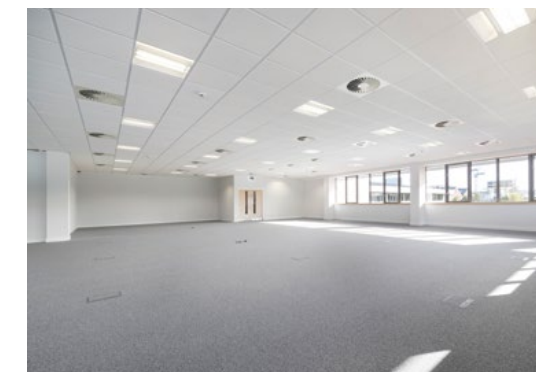
 **RAISED  
FLOORS**

 **FULLY  
CARPETED**



First Floor

**ONE BRENTSIDE PARK** provides a unique opportunity to acquire a newly refurbished suite set amongst beautifully landscaped grounds.



Measured in accordance with IPMS3:

	Sq ft	Sq M
Ground	LET TO VERISURE	
First Floor		
Suite A	LET TO VERISURE	
First Floor		
Suite B	5,828	541.43
<b>Total</b>	<b>5,828</b>	<b>541.43</b>

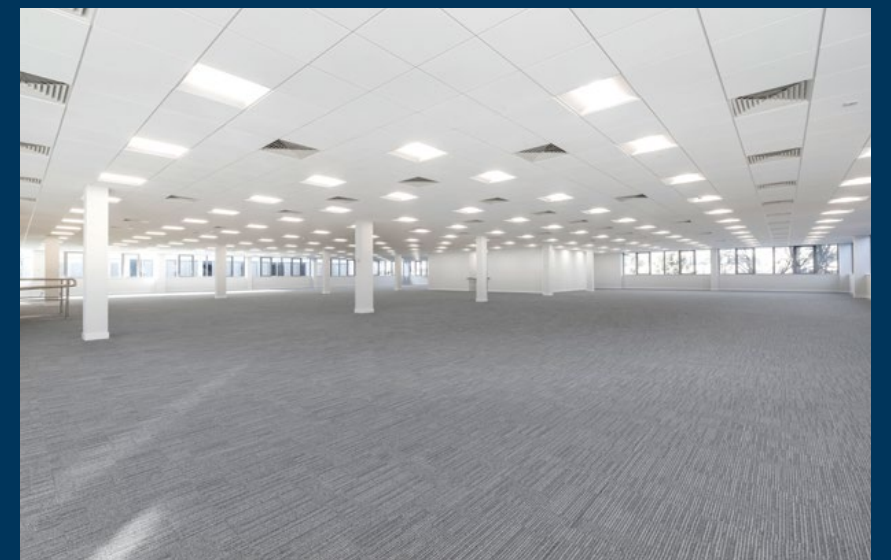




# FOUR BRENTSIDE PARK

Refurbished office space of

**28,579 SQ FT**  
2,655.06 SQ M







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



**SUSPENDED  
CEILINGS**



**ANTIGLARE  
DOUBLE GLAZING**



**100 CAR PARKING  
SPACES**



**LED  
LIGHTING**



**EPC  
AVAILABLE**



**4 PIPE FAN COIL  
AIR-CONDITIONING**



**IMPRESSIVE RECEPTION  
AND ENTRANCE FOYER**



**DDA COMPLIANT  
ACCESS AND WC'S**



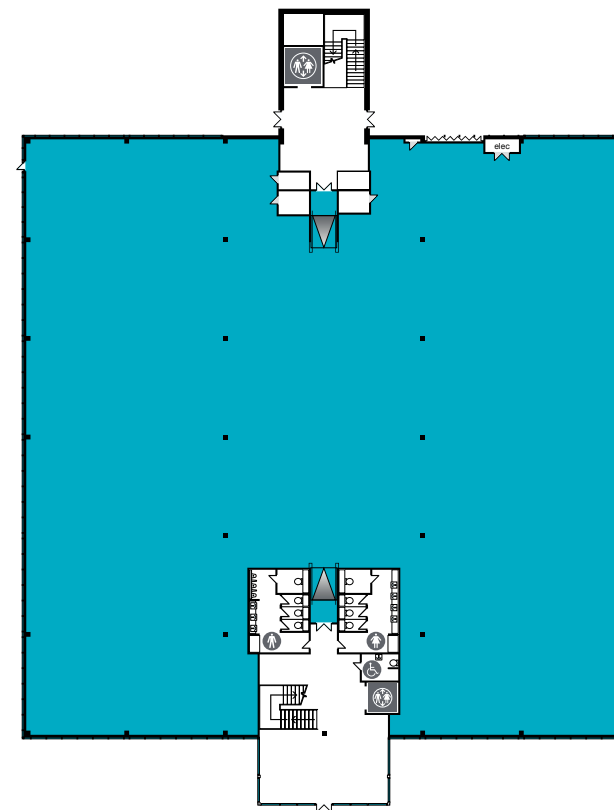
**RAISED  
FLOORS**



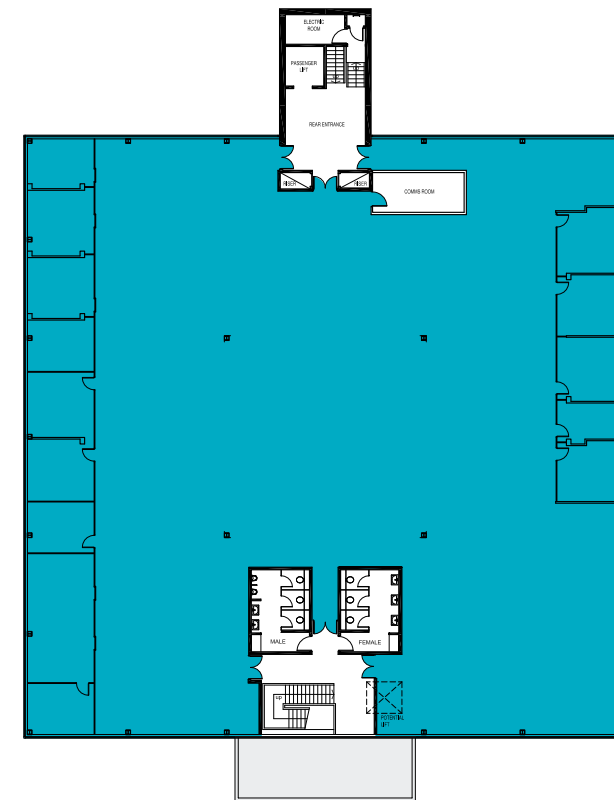
**FULLY  
CARPETED**



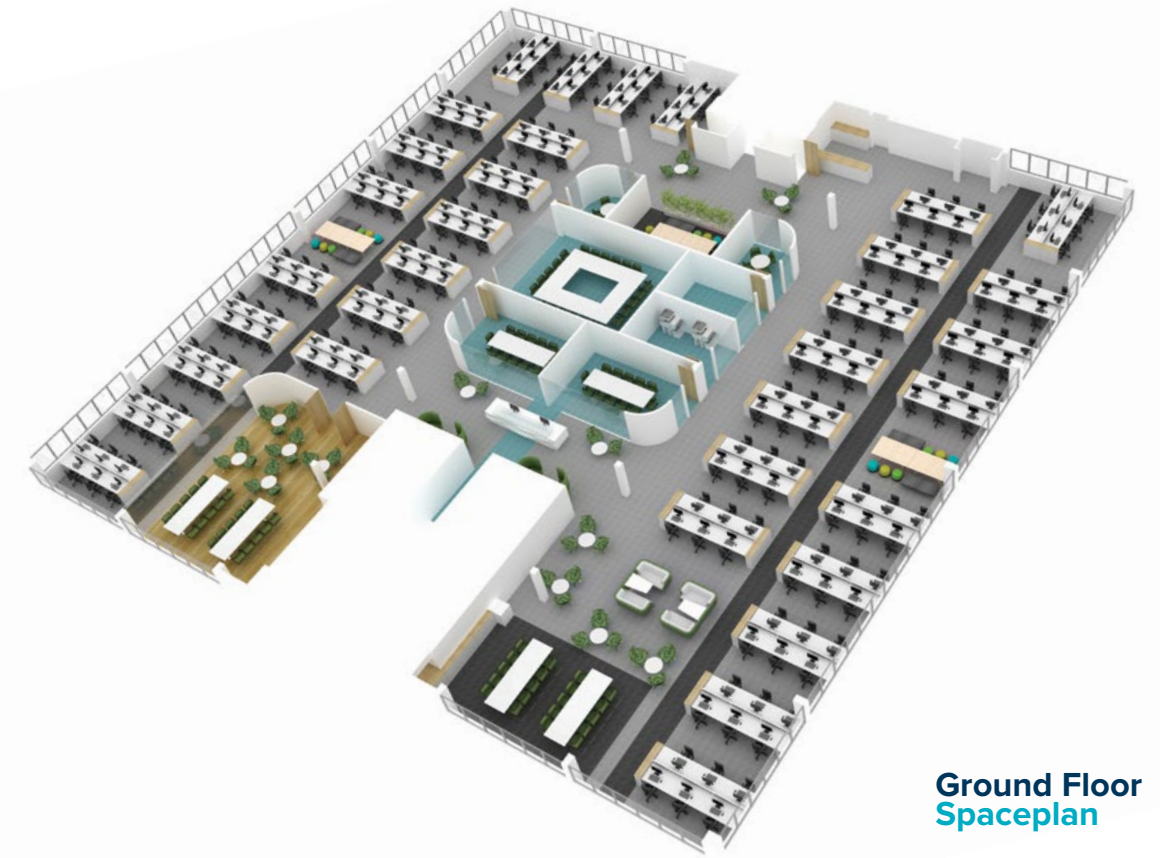
**GROUND LEVEL REAR  
LOADING DOOR**



**Ground Floor**



**First Floor**



**Ground Floor  
Spaceplan**

**FOUR BRENTSIDE PARK** provides  
a unique opportunity to acquire a  
self-contained building set amongst  
beautifully landscaped grounds.

This bright refurbished flexible office space can be split  
easily and tailored around your business needs



Measured in accordance with IPMS3:

	Sq ft	Sq M
Reception	355	33.01
Ground	14,070	1,307.16
First Floor	14,154	1,314.89
<b>Total</b>	<b>28,579</b>	<b>2,655.06</b>

Note this includes limited use areas of 423 sq ft  
(39.31 sq m) on the ground floor and 458 sq ft  
(42.6 sq m) on the first floor.





# DESIGNED FOR WORK LIFE BALANCE

Belong to a vibrant, forward thinking business environment designed for the perfect work life balance.

Brentside Park offers you the chance to step away from your desk and enjoy a lunchtime yoga class, lunch from one of our regular pop-up food stalls, and even a great coffee from the daily mobile coffee van bringing fresh espresso coffee and café menu items



FREE  
WEEKLY  
YOGA  
CLASSES



DAILY  
'CAFE2U'  
VISITS



REGULAR  
POP UP  
FOOD  
STALLS



**Orbit  
Southern**  
A MEMBER OF THE EMERSON GROUP



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## 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.



Grosvenor House Redhill



Heathrow Boulevard West Drayton



Profile West Brentford

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 remaining suite at One Brentside Park is available on a new equivalent full repairing and insuring lease direct from the landlord. Four Brentside Park is available as a whole, in floors or part floors on new equivalent full repairing and insuring leases direct from the landlord.

## Further information

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



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