



BrentsidePark

Great West Road, Brentford TW8 9DS

Four Campus Style Office
Buildings in an Attractive
Landscaped Environment



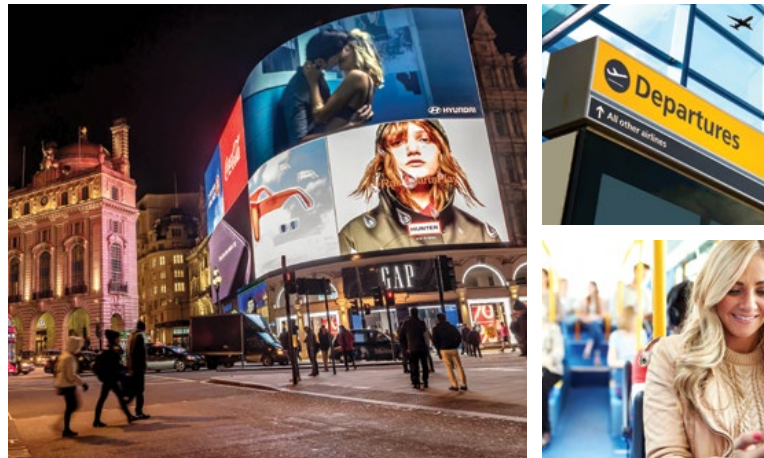
SUPERB CAMPUS STYLE OFFICE BUILDINGS IN AN ATTRACTIVE RIVERSIDE ENVIRONMENT

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 **TRANSFORM MEDICAL GROUP**, **THE HUMAN PERFORMANCE LABORATORY** AND **VERISURE SERVICES**.

 **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



BrentsidePark



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





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

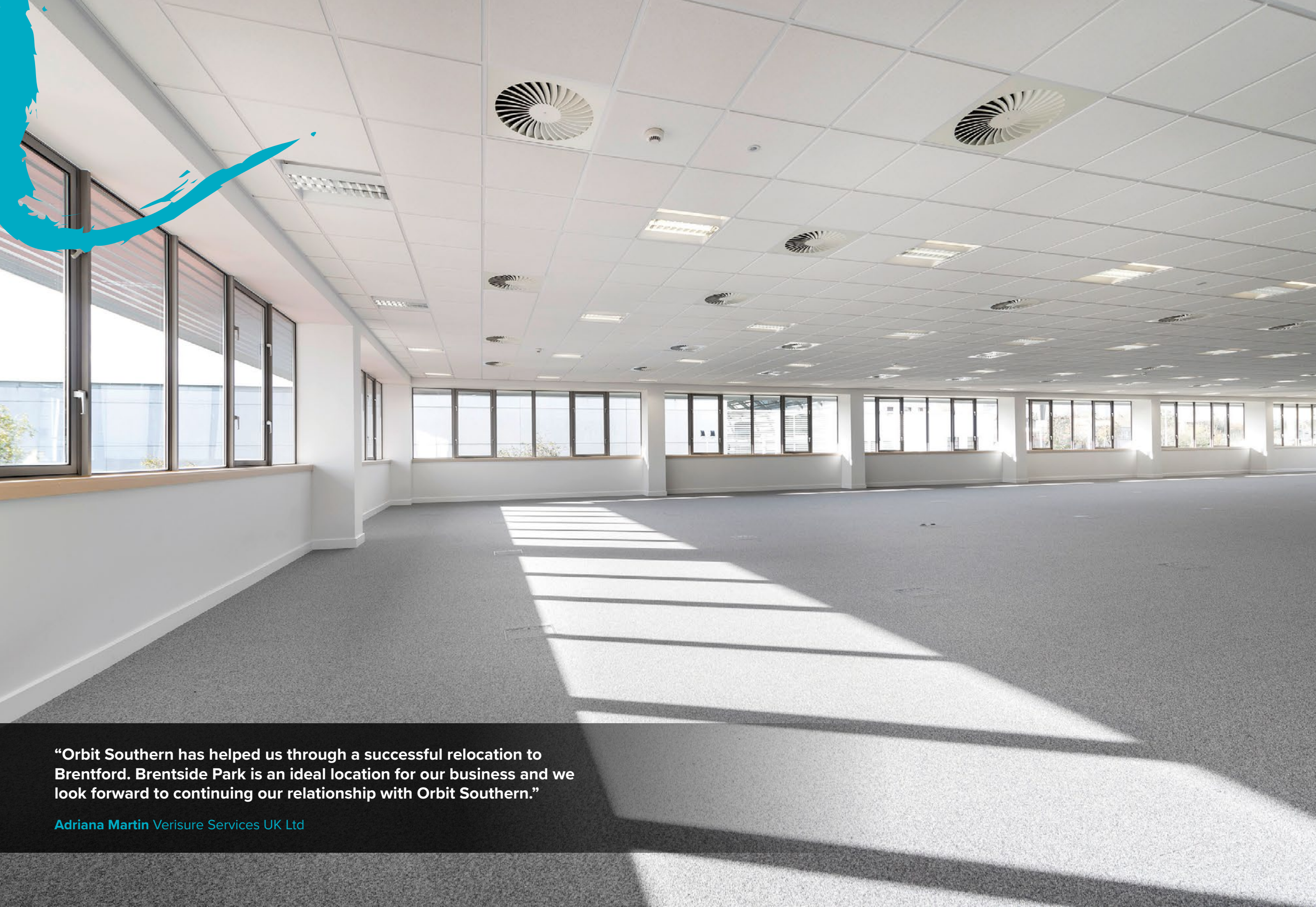
Minutes from Brentford Station to:

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

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



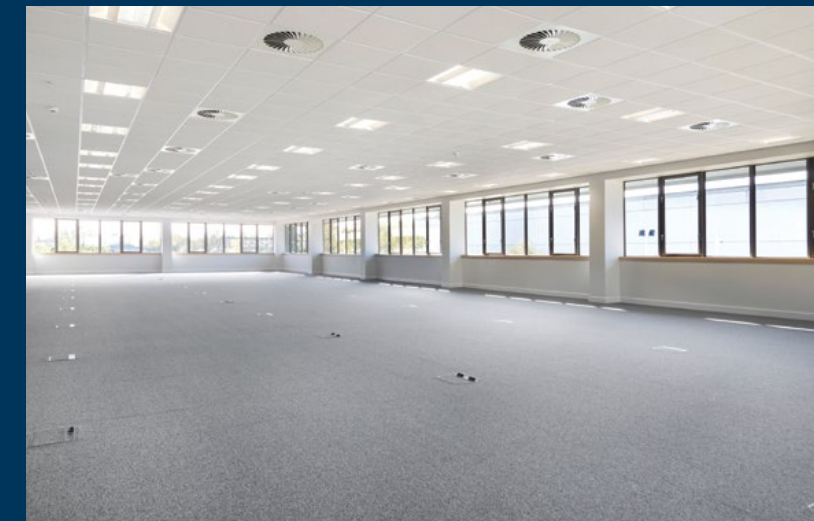
ONE BRENTSIDE PARK

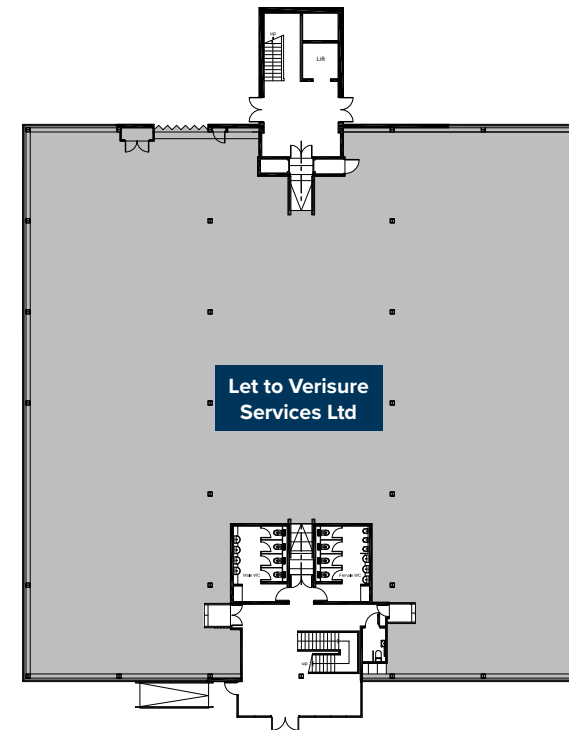
Refurbished office space of

5,828 SQ FT
541.43 SQ M

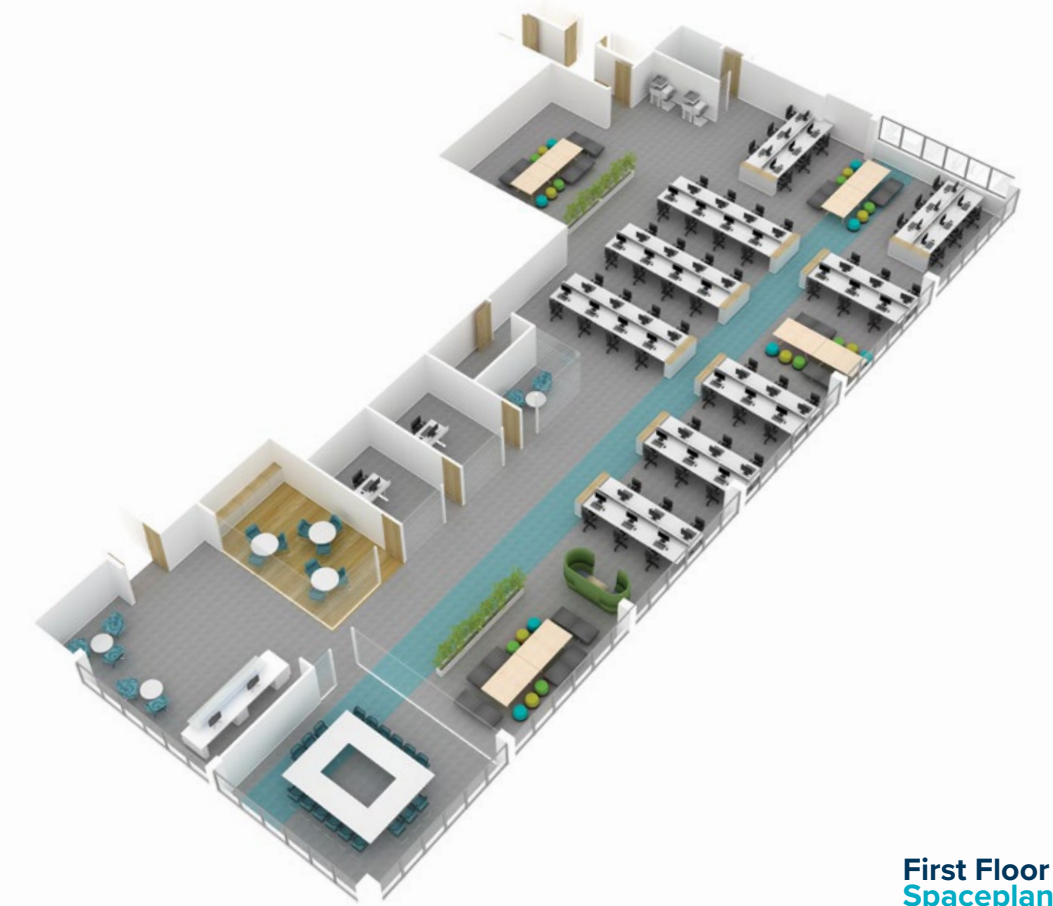
“Orbit Southern has helped us through a successful relocation to Brentford. Brentside Park is an ideal location for our business and we look forward to continuing our relationship with Orbit Southern.”

Adriana Martin Verisure Services UK Ltd

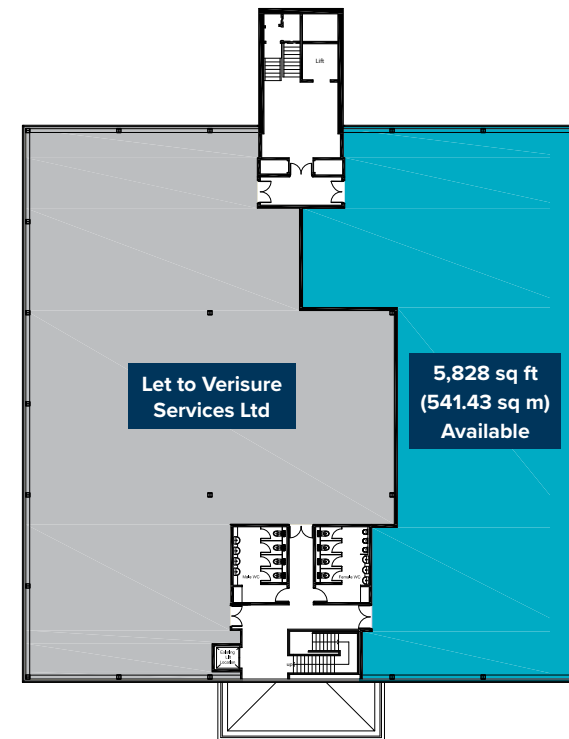




Ground Floor



First Floor Spaceplan



First Floor

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

 **5 & 12 PERSON PASSENGER LIFTS**

 **SUSPENDED CEILINGS**

 **ANTI GLARE 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**



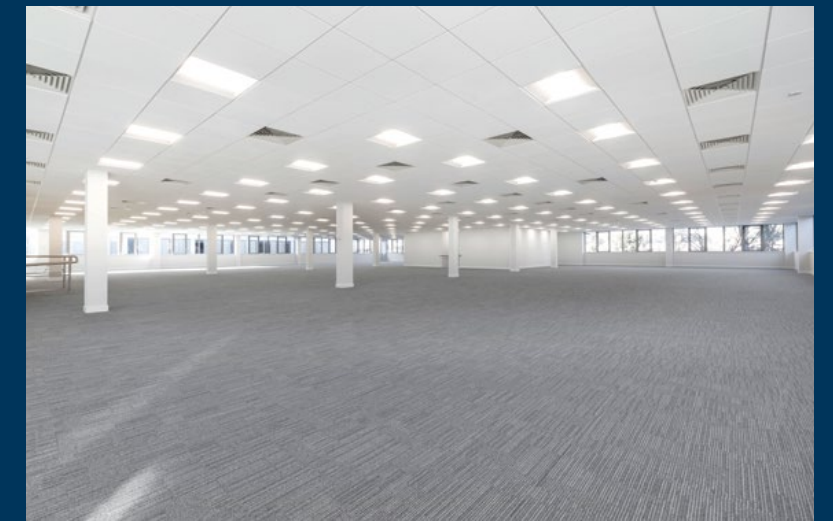
Measured in accordance with IPMS3:

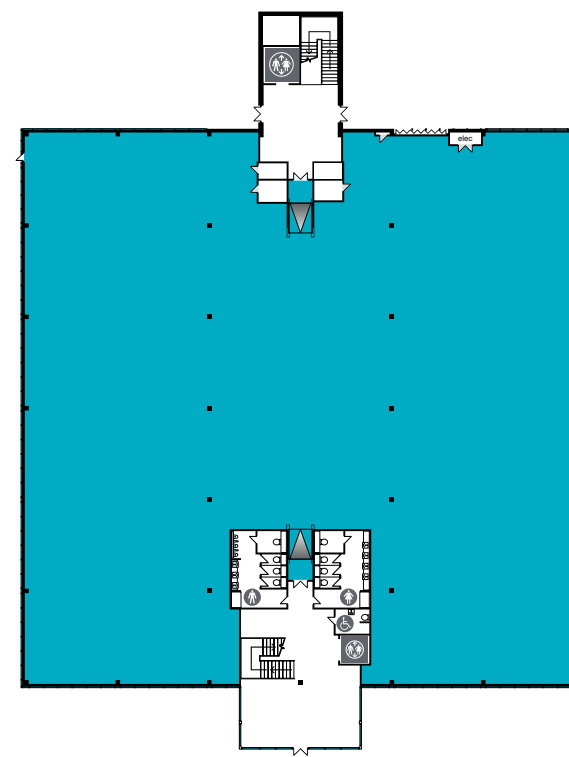
	Sq ft	Sq M
Ground	LET TO VERISURE	
First Floor	LET TO VERISURE	
Suite A	LET TO VERISURE	
First Floor	LET TO VERISURE	
Suite B	5,828	541.43
Total	5,828	541.43



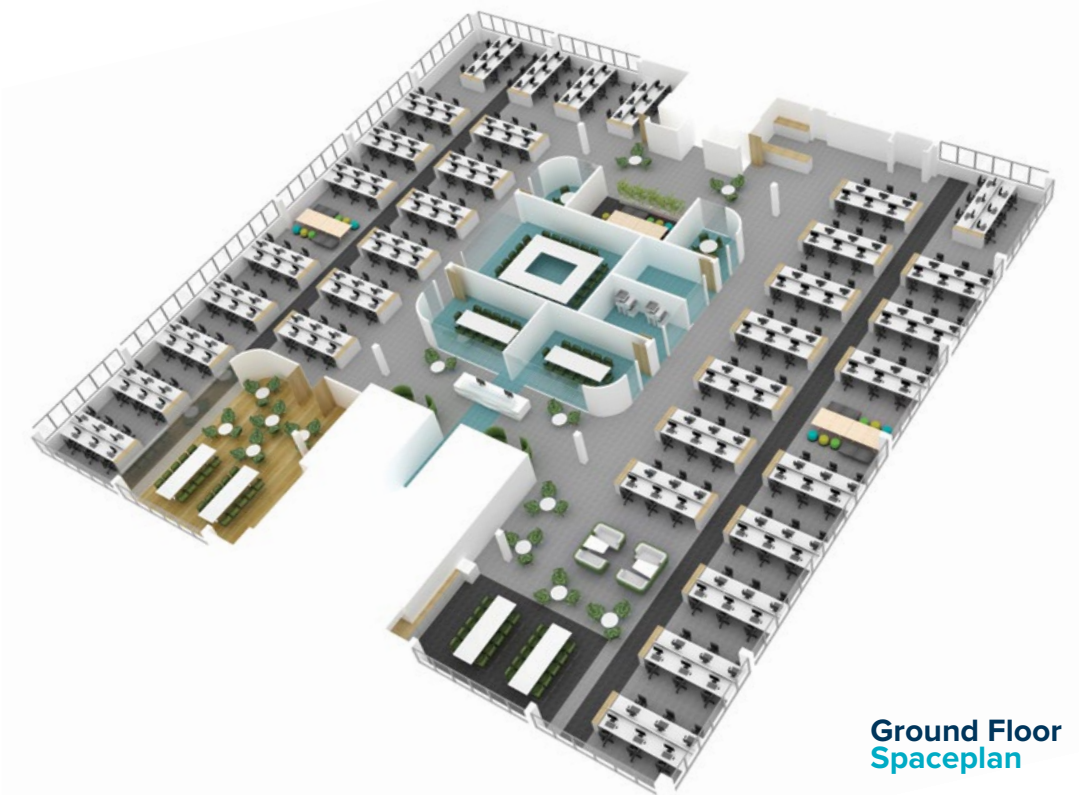
FOUR BRENTSIDE PARK

Refurbished office space of
28,579 SQ FT
2,655.06 SQ M

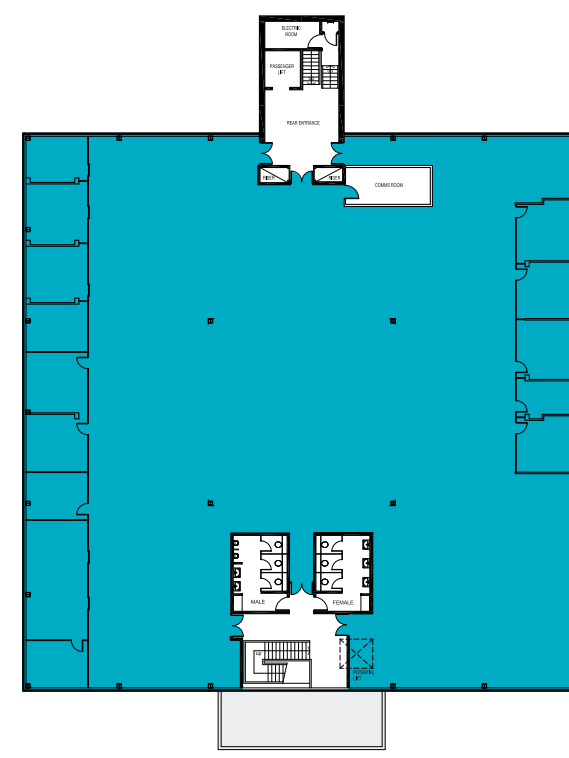




Ground Floor



Ground Floor Spaceplan



First Floor

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

-  **12 PERSON LIFT, WITH PROVISION FOR A FURTHER 5 PERSON LIFT**
-  **SUSPENDED CEILINGS**
-  **ANTI GLARE 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**



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
Total	28,579	2,655.06

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.



Profile West Brentford






Grosvenor House Redhill



Heathrow Boulevard West Drayton



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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.

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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