

# profilewest<sup>o</sup>

b r e n t f o r d | w e s t l o n d o n  
w w w . p r o f i l e w e s t . c o . u k



950 Great West Road | Brentford | **TW8 9ES**

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## Impressive modern office building

in an attractive riverside environment with excellent on-site parking.

At 52,990 sqft (4,923 sqm) Profile West is a landmark building which provides an impressive modern office setting in keeping with its prominent location adjacent to GlaxoSmithKline's headquarters on the Great West Road (A4).

**In good company:** GSK, Sky, University of West London, JCDecaux, The Human Performance Laboratory and Verisure Services.





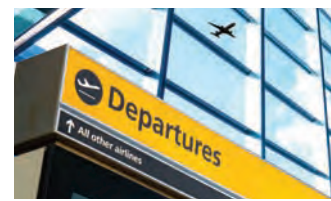




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**Profile West is perfectly placed** for national and international business.

Profile West 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.



 **13** MINUTES DRIVE TO JCT 15 M25

 **18** MINUTES DRIVE TO HEATHROW AIRPORT





**28** MINUTES DRIVE TO  
CENTRAL  
LONDON



**30** MINUTES TO  
LONDON  
WATERLOO



**35** MINUTES TUBE JOURNEY TO  
LONDON'S  
WEST END



**Brentford Lock and the Town Centre** are within a short walk offering a range of amenities including, shops, banking facilities, restaurants and bars.

Brentford is a prime business location with superb connections.

Profile West is within walking distance of Brentford Station and Boston Manor Tube Station (Piccadilly Line).

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

**🚗 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 Profile West 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 Profile West to:**

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

**🚶 Minutes from Profile West 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







Eat & Drink Sport & Leisure Shops Hotels

Premier Inn

Ferry Quays

Morrisons

Brentford Market and Verdict Bakery

The Weir Bar

Siracusa

Six Bells

Syon Park

Barclays

Thames Restaurant

Holiday Inn

Marco Pierre White Steakhouse

The Beehive

Hilton London

Walking route to Brentford High Street 8 minutes

Brentside Park

Walking route to Brentford High Street 15 minutes

Syon Lane

Subway

A4

Co-op Food

profilewest  
brentford | west london  
www.profilewest.co.uk

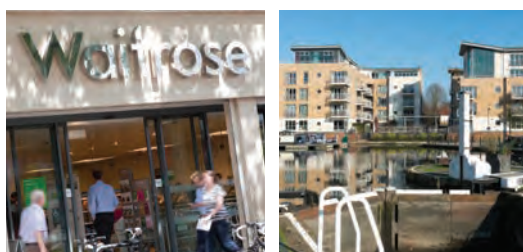
Heathrow Airport

Top Notch Health Club

Walking route to Boston Manor Park 2 minutes

Boston Manor Park





**6** MINUTES DRIVE TO CHISWICK



**8** MINUTES WALK TO BRENTFORD HIGH STREET





**19**

MINUTES WALK TO  
**BOSTON MANOR  
TUBE STATION**



**23**

MINUTES BIKE RIDE TO  
**RICHMOND  
PARK**



**24**

MINUTES BUS JOURNEY TO  
**HAMMERSMITH**

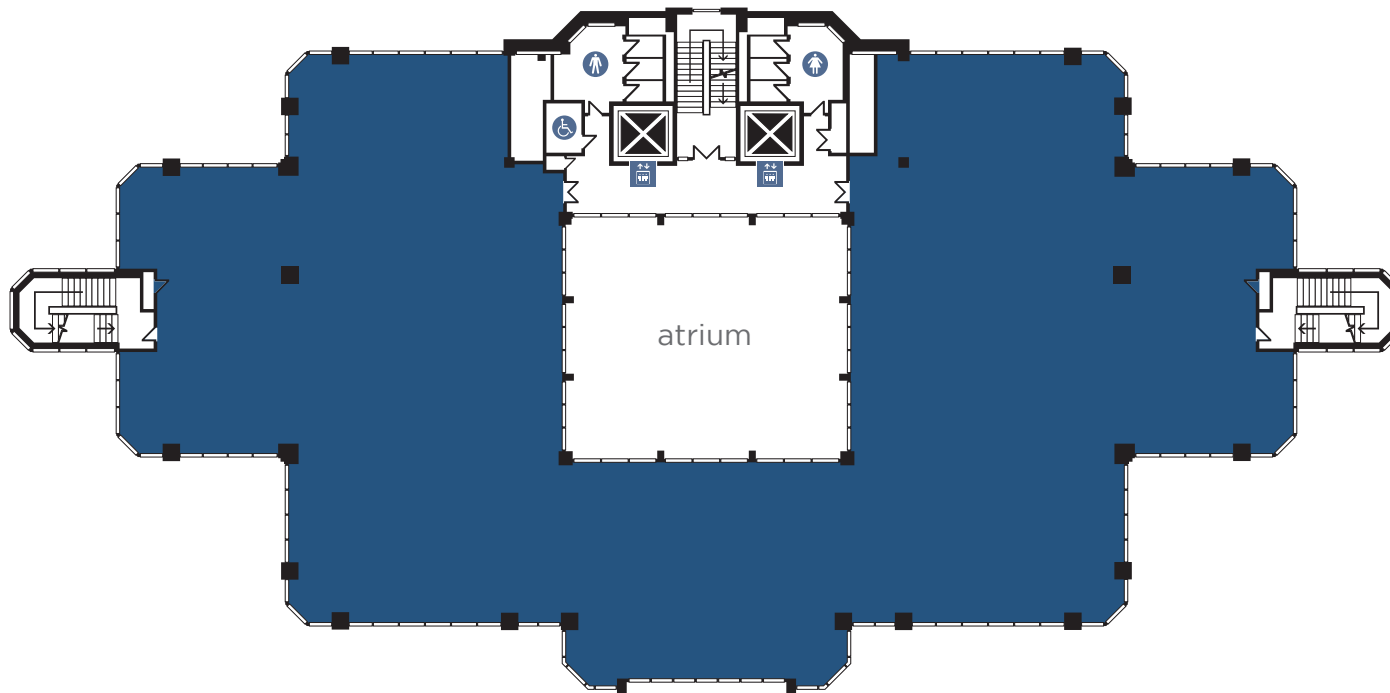


## Self-contained floors

providing flexible workspace



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











**High specification offices** delivering effective workspace in a forward thinking business environment designed for work life balance.

Profile West 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, or grab something from our daily 'Sandwich Man' visits.

# DESIGNED FOR WORK



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**FREE WEEKLY  
YOGA CLASSES**



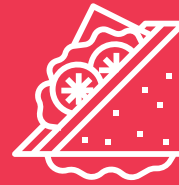
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**REGULAR  
POP UP  
FOOD  
STALLS**





# LIFE BALANCE



**DAILY**  
SANDWICH MAN  
VISIT







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**020 8750 1410**

## 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 OBE. 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 in the USA with an extensive portfolio of over 250 buildings across 8 million sqft.

## 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 sqft 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 sqft 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  
**8 MILLION SQFT**



**3** MILLION

SQFT OF OFFICE SPACE  
**TO RENT**



**12** SITES

LOCATED THROUGHOUT THE  
**SOUTH EAST OF ENGLAND**





**Heathrow Boulevard West Drayton**



**Strata House Hayes**



**Grosvenor House Redhill**



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## 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. Oct 2019.