



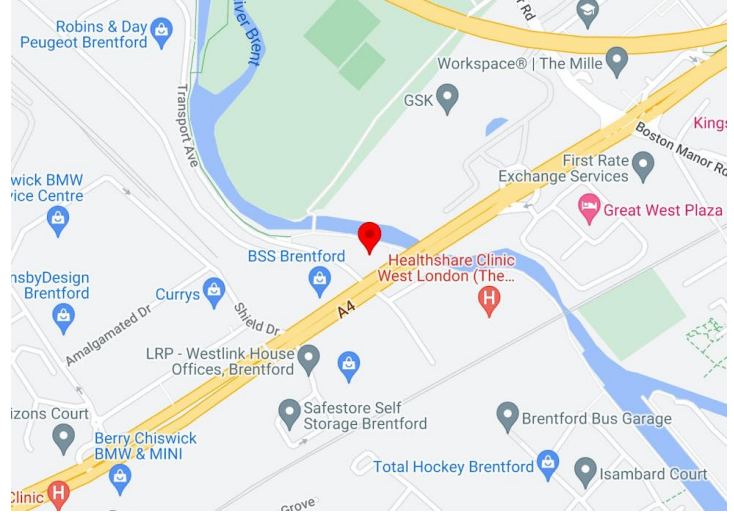
Profile West is a landmark building in a prominent location, offering its tenants with excellent amenities.

- 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

<b>Available Size</b>	2,300 to 16,734 sq ft / 213.68 to 1,554.64 sq m
<b>Rent</b>	£19.50 per sq ft
<b>Business Rates</b>	Varies depending on the suite. Between £8.57 - £9.60 per sq. ft.
<b>Service Charge</b>	£11.38 per sq ft
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC</b>	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	Under Offer
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	Available
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
<b>Total</b>	<b>16,734</b>	<b>1,554.64</b>			

## 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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