



# ProfileWest

Brentford | West London | TW8 9ES



**Impressive Modern  
Office Building in an  
attractive riverside  
environment.**





# Bright, refurbished, flexible office space.

Impeccably renovated to meet the highest standards, our office space offers comfort and fosters a culture of collaboration.



Air Conditioning



Building Manager



On-site Parking



Peloton Studio



Full Access Raised Flooring



24/7 Secure Access Entry System



Lift Access



Central Location



Refurbished W/C's



Showers



Coffee Facilities



Secure Cycle Storage Facility



# Working in Brentford

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 (Picadilly Line). The Great West Road (A4) is a long established corporate locations and provides excellent links to the amenities of Chiswick Hammersmith and Central Location.





# Local Restaurants

Brentford Highstreet is home to an array of restaurants and cafe's.

-  Sultans
-  Gail's Bakery
-  La Rosetta Restaurant
-  The Courtyard Restaurant
-  Feathers & Heart
-  The Weir
-  Farfresh Lounge
-  Roturra
-  Man vs Food
-  Sams Waterside Brassiere





# Suites Specification.

Full height atrium  
reception area

Excellent natural light  
throughout

CCTV and pass-controlled  
entry system

Fully Air Conditioned

x2 13 Person lifts

Building manager

Accessible raised floor

Car parking ratio 1:307 sq.ft.

Shower facilities

Suspended ceilings

Cycle parking

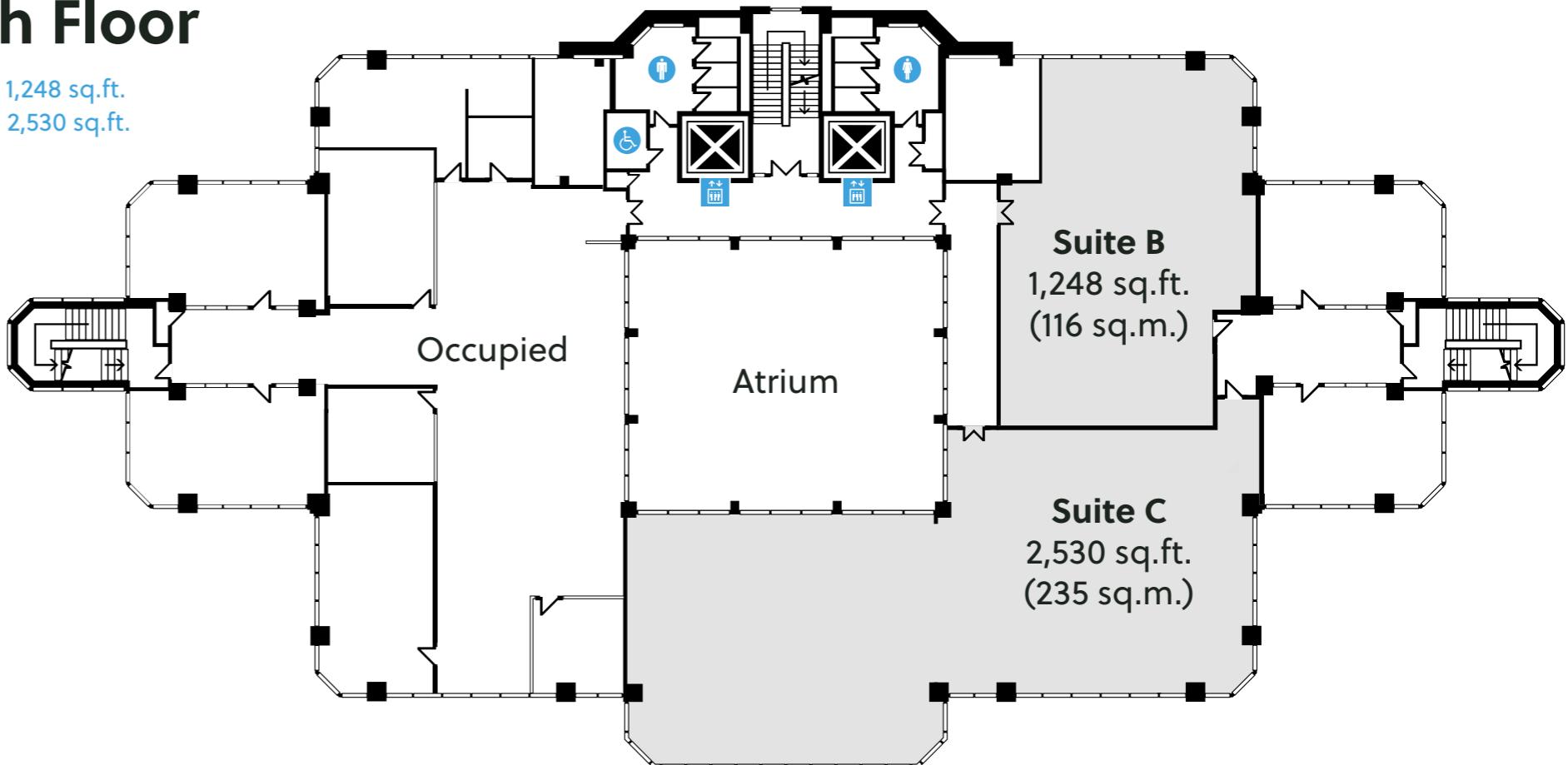
Floor to ceiling height 2.65m

24/7 access



## Fifth Floor

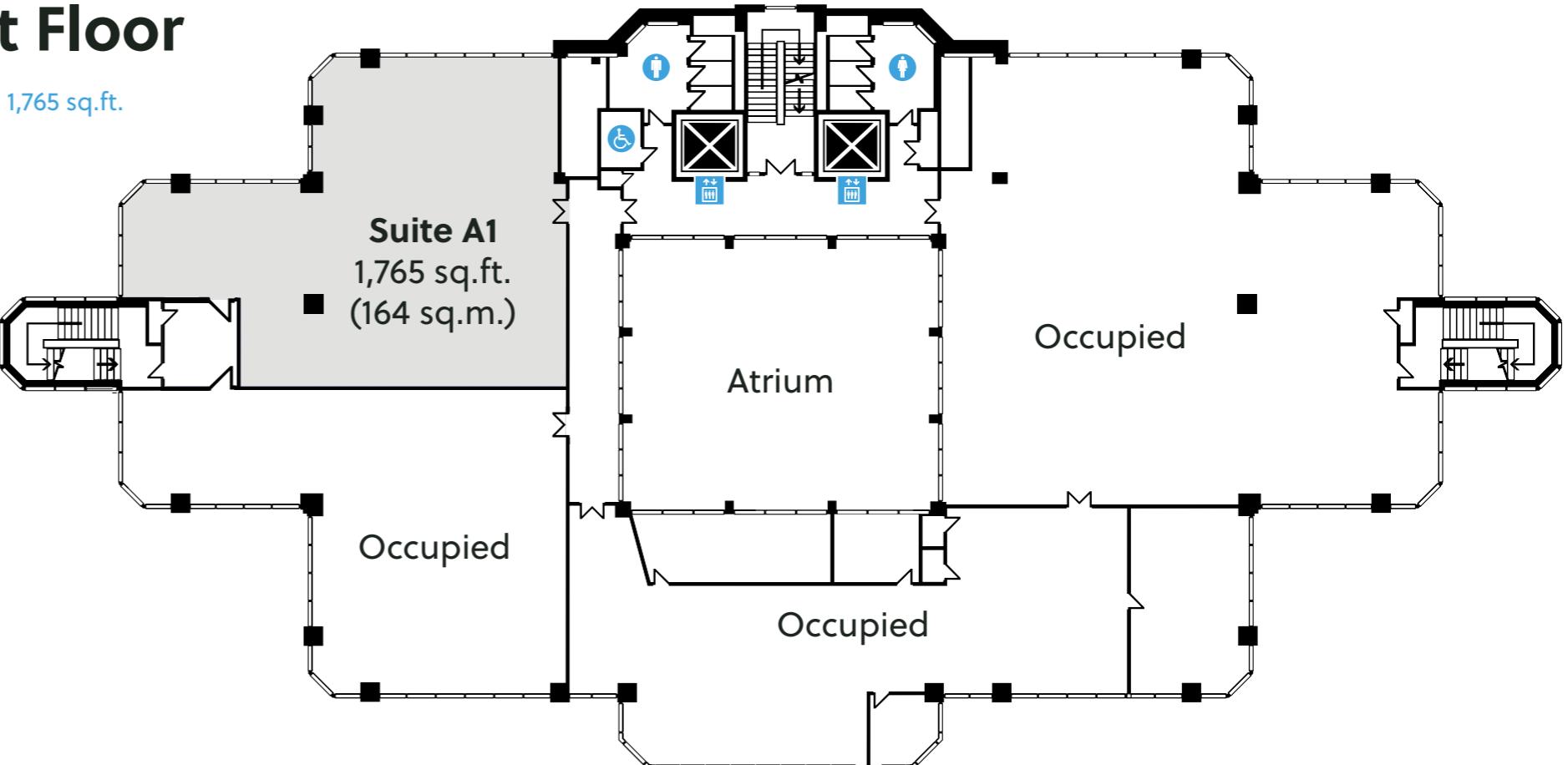
Suite B | 1,248 sq.ft.  
Suite C | 2,530 sq.ft.





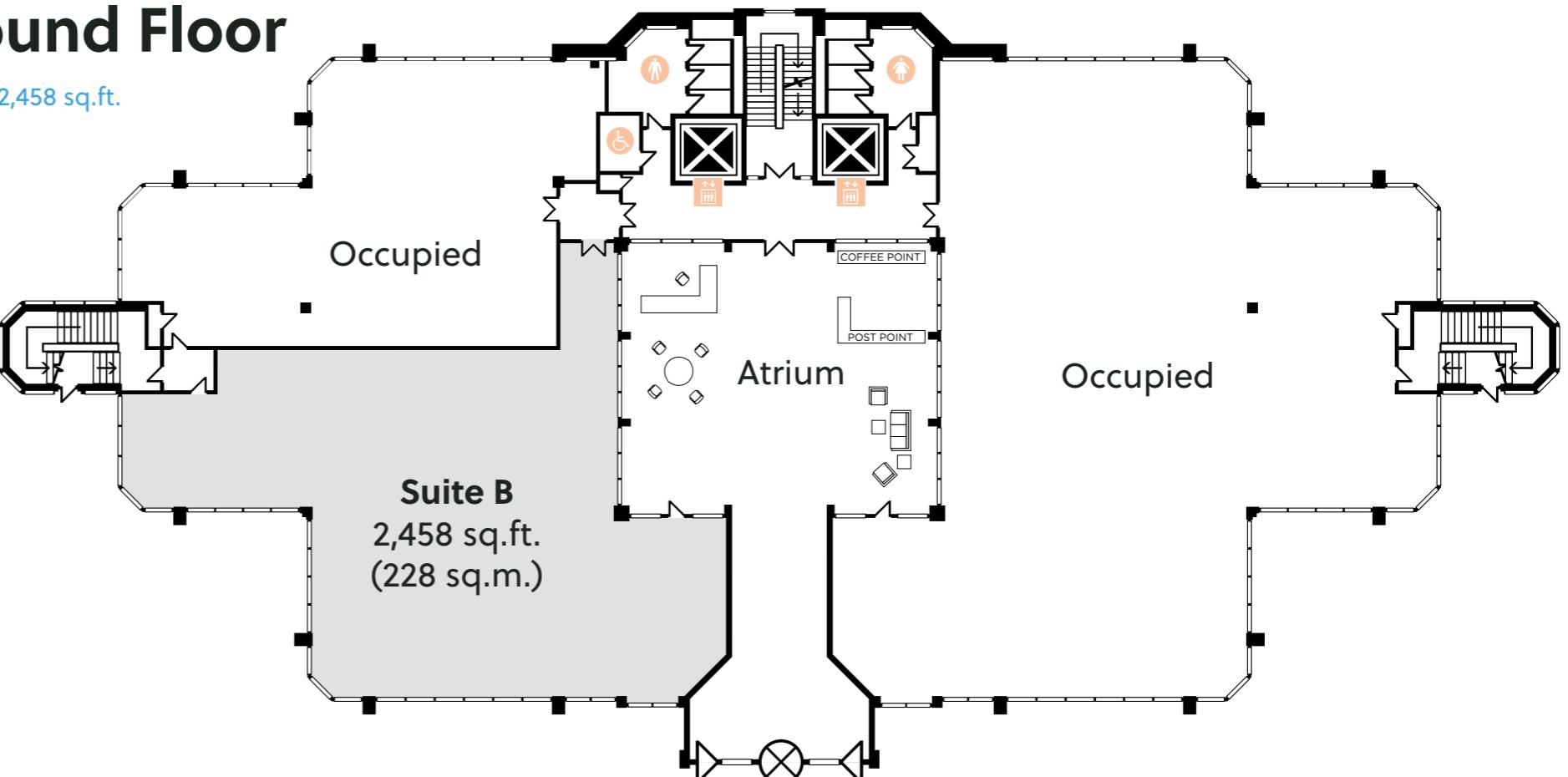
## First Floor

Suite A1 | 1,765 sq.ft.



## Ground Floor

Suite B | 2,458 sq.ft.



# Perfectly Placed for Businesses

Located in the heart of Brentford, Profile West is conveniently situated along the A4 (Great West Road), with excellent connectivity to Central London, Heathrow Airport and the motorway.

Heathrow Airport is only 6 miles away, and 7 miles from Central London.

## Travel by Train

Boston Manor Underground	0.7 miles	~13 min walk
<i>Offering direct routes to Central London and Heathrow Airport</i>		
Syon Lane	0.4 miles	~9 min walk
<i>Providing additional rail options</i>		
Brentford	0.4 miles	~7 min walk
<i>Offering services to London Waterloo in under 30 minutes</i>		
Northfields Underground	0.8 miles	~19 min walk
<i>Piccadilly Line</i>		
Kew Bridge	0.9 miles	~19 min walk
<i>Accessible for further connectivity</i>		
Osterley Underground	2.2 miles	



## Travel by Road

### A4 (Great West Road)



*Direct access to Central London and Heathrow Airport*

### M4 Motorway

*Junction 2 is within 2 miles, facilitating travel to the M25*

### M25 Motorway

*Junction 13 is approximately 10 miles away, connecting to the national motorway network*



## Travel by Bus

*Several bus routes operate near Profile West*

Routes	195		E8		H91		E2		N9
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Darwin Road Brentford	~120 meters away
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Carlyle Road	~145 meters away
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Challis Road	~279 meters away
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Great West Road Brentford	~313 meters away
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Ealing Road	~348 meters away
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# Nearby Amenities

Located in the heart of Brentford, Profile West is conveniently situated along the A4 (Great West Road), with excellent connectivity to Central London, Heathrow Airport and the motorway.

Heathrow Airport is only 6 miles away, and 7 miles from Central London.

■ Eat & Drink

■ Sport & Leisure

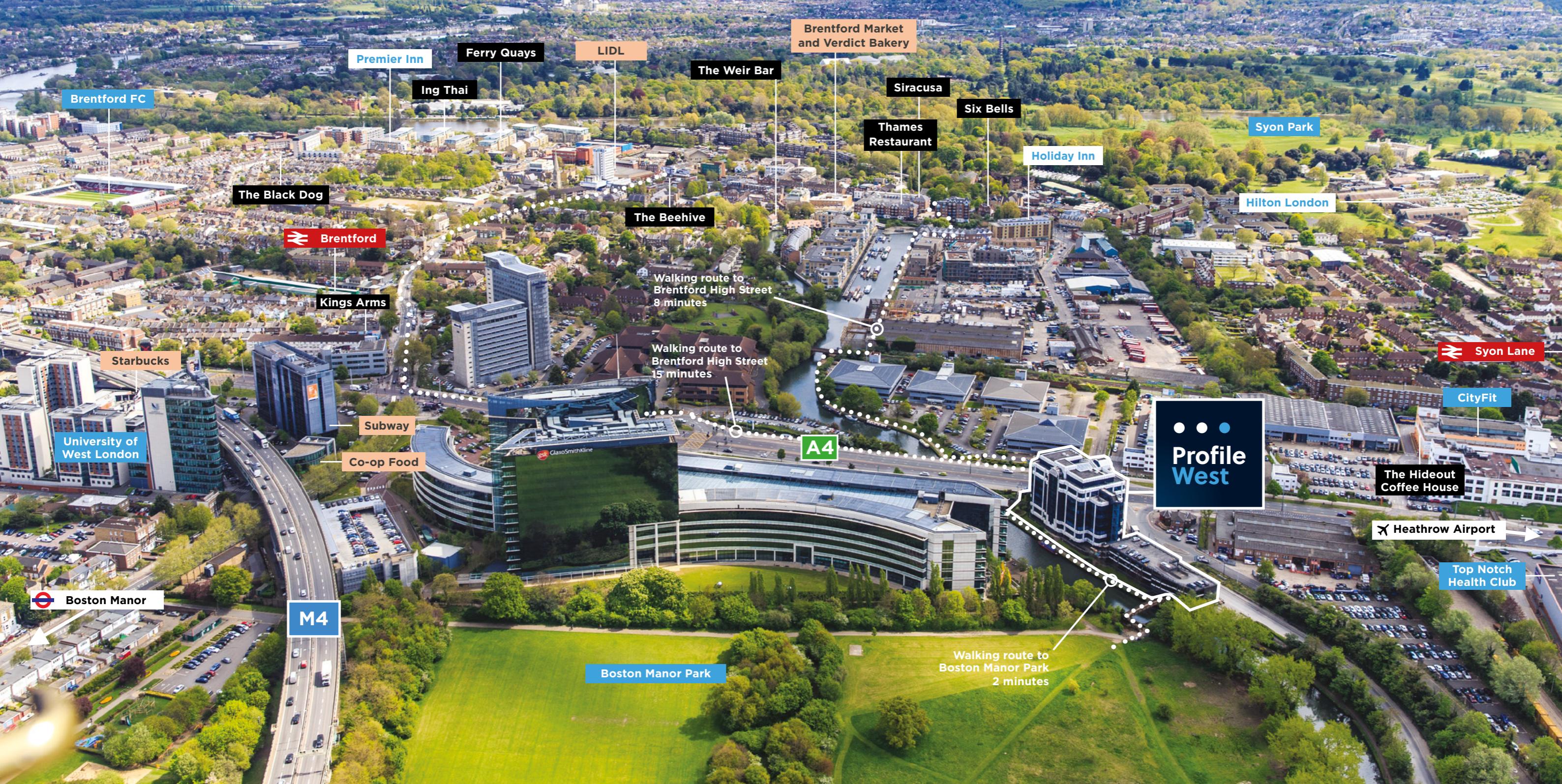
■ Shops

□ Hotels

■ Railway Station

■ Underground

■ Airport





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