

SUNBURY-ON-THAMES



Ground Floor Suite

Elmbrook House, 18-19

Station Road, TW16 6SU



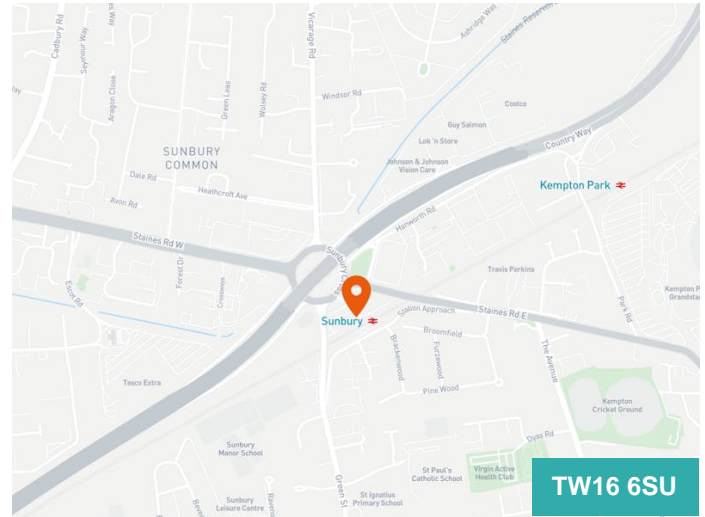
OFFICE TO LET

2,660 SQ FT

- Last Remaining Suite
- Excellent Parking Ratio of 1:214 sq ft
- LED Lighting / VRF Air Conditioning
- Part Fitted Space Available Adjacent to Sunbury Train Station

Prominent, Affordable, Ground Floor Office next to Sunbury Station with 12 Parking Spaces (1:214 sq ft)

vailwilliams.com



Summary

Available Size	2,660 sq ft
Rent	£25 per sq ft
Rates Payable	£12.64 per sq ft Based on April 2023 VOA Listing
Rateable Value	£140,000
Service Charge	Building Service Charge
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (38)

Description

Opportunity to acquire the last remaining office suite in an affordable office building adjacent to Sunbury Train Station. The building benefits from an extensive refurbishment carried out in 2016, flexible floor plates and a private split level car park. The property is available partially fitted or can be cleared upon request.

Location

Elmbrook House is situated in a prime location just one minute away from the M3, and adjacent to Sunbury train station allowing easy access to and from

Heathrow (5 miles North) and Central London (just 15 miles). Sunbury station has direct trains to London Waterloo (c. 50 mins), attracting staff from a number of locations on that line. Elmbrook House is the most accessible office building in the town centre. The property also benefits from close proximity to the various amenities in the town; Sunbury Cross Shopping Centre, the main mixed use retail and leisure scheme is only a 5 minute walk (0.2 miles) a good retail centre with occupiers such as M&S Food Hall, a Boots Pharmacy, a Costa Coffee, Gym Group as well as further national and local retailers.

Sunbury-on-Thames benefits from exceptionally close proximity to Heathrow Airport, just 5 miles to the north. There is a frequent bus service that provides a link from Sunbury-on-Thames train station to London Heathrow via bus routes 255 / 235 & 285.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Offices	6,779	629.79	Let
1st - Office	6,044	561.51	Let
Ground - Office and breakout space	2,660	247.12	Available
Total	15,483	1,438.42	

Viewings

Strictly by prior arrangement through the joint agents



Charlie Nicholson
07769 675680
cnicholson@vailwilliams.com



George O'Connor
01483 446800
07836 544 564
goconnor@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 06/11/2024

