

# SUNBURY ON THAMES

Unit 4 The Summit Centre,  
TW16 5DB



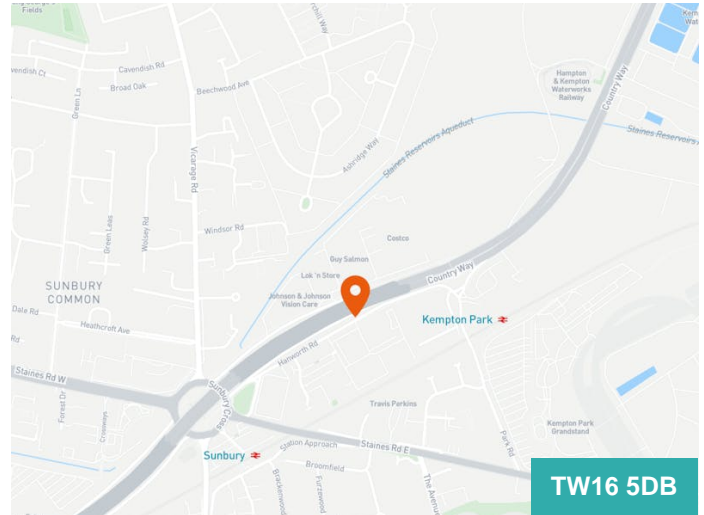
## INDUSTRIAL/LOGISTICS / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

**32,250 SQ FT**

- Hi-Tech Warehouse space
- Great access to the M3 (0.1 miles away)
- Total site area of 1.025 acres
- Available on short term and flexible basis
- Ground Floor warehouse space
- First Floor office space
- Crica 50 car parking spaces
- 6 minutes walk to Sunbury Station

**50/50 WAREHOUSE, OFFICE SPACE A FEW METERS OFF THE M3,  
AVAILABLE TO LET ON FLEXIBLE TERMS.**

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## Summary

<b>Available Size</b>	32,250 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£8.08 per sq ft
<b>Rateable Value</b>	£477,500
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas measured on a GIA basis.

Name	sq ft	sq m	Availability
1st	16,222	1,507.07	Available
Ground	16,028	1,489.05	Available
<b>Total</b>	<b>32,250</b>	<b>2,996.12</b>	

## Description

The building is a high-tec 50/50 providing warehouse space on the ground floor with first floor accommodation.

The building benefits from circa 50 car parking spaces and is a 6-minute walk from Sunbury and is available on flexible lease terms.

## Location

The Summit is located on Hanworth Road in Sunbury within a few hundred metres of junction 1 of the M3 motorway. Sunbury railway station is within a few minutes walk of the units providing a service to London Waterloo. Local shopping facilities are available at Sunbury Cross approximately half a mile away.

## Viewings

Strictly by appointment through the joint sole agents.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Cost

Each party to be responsible for their own legal costs incurred in this transaction.



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