

**INDUSTRIAL WAREHOUSE FACILITY WITH CAR PARKING
IN SUNBURY-ON-THAMES – NEWLY REFURBISHED**


VOKINS
CHARTERED SURVEYORS
020 8400 9000
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Unit A Shears Way

Brooklands Close, Sunbury-on-Thames, Surrey, TW16 7EE

**18,633 sq. ft.
(1,731.1 sq. m.)**

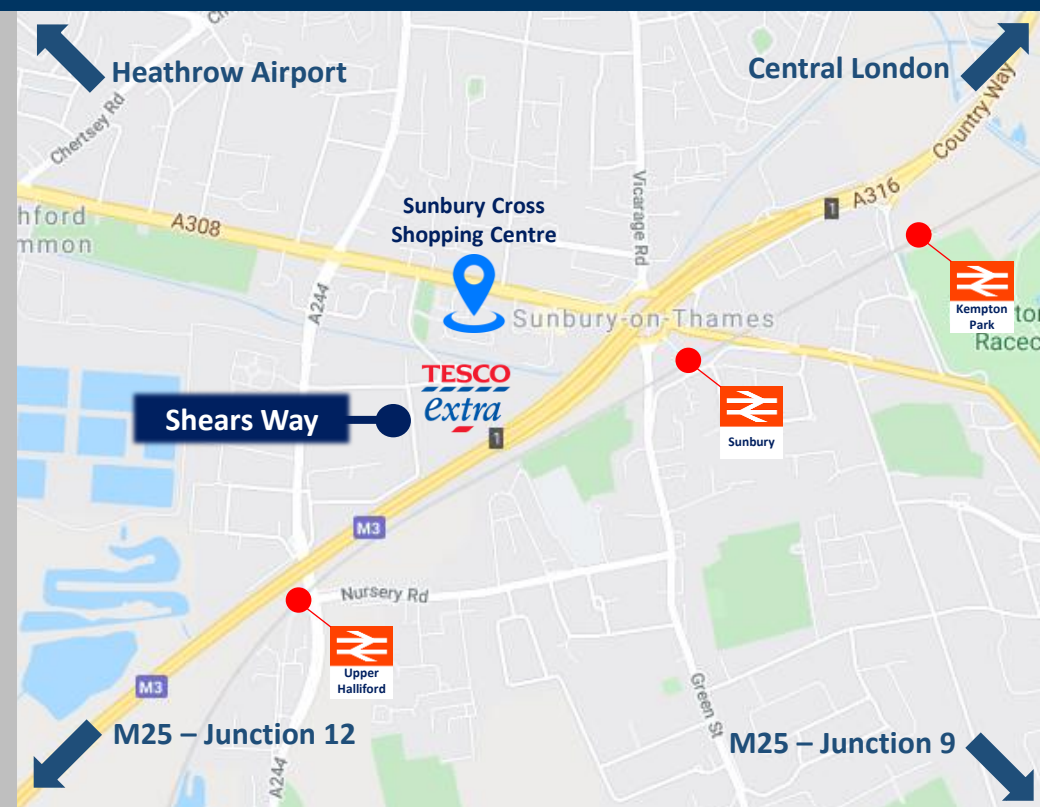
Unit A Shears Way, Brooklands Close, Sunbury-on-Thames, TW16 7EE

Location



Shears Way is located on a modern business park in Brooklands Close, off Windmill Road in Sunbury. Junction 1 of the M3 motorway is within one mile, providing good access to Central London, the M25 (Junction 12) and Heathrow Airport.

Sunbury and Upper Halliford mainline stations are approximately a 10-minute walk from the property and provides direct services to London Waterloo in approximately 50 minutes

Other local occupiers and amenities within the immediate area include:



Red line for illustrative purposes only

	A3/M3 – Junction 1	0.6 miles
	Heathrow Airport – Terminal 4	4.4 miles
	M25 – Junction 13	5.1 miles
	Sunbury (British mainline)	0.6 miles
	Upper Halliford (British Mainline)	0.6 miles
	Kempton Park (British Mainline)	1.0 mile

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The Property

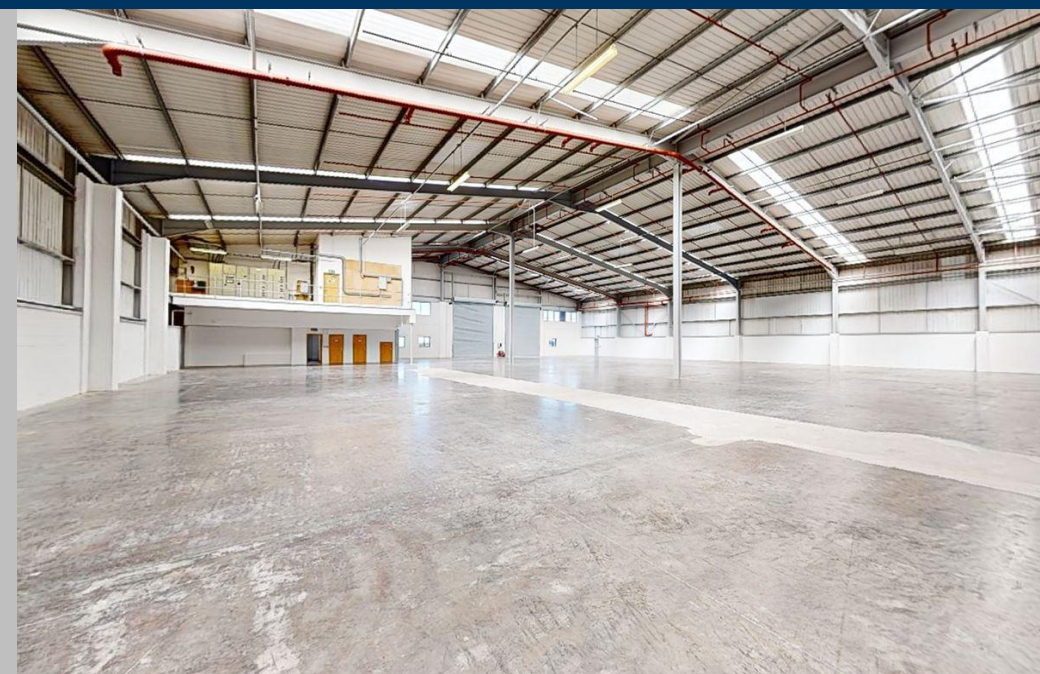
Unit A Shears Way comprises a modern industrial / warehouse facility with car parking and loading to the front of the site. The property benefits from minimum eaves height of 6m, two electric roller shutter loading doors, LED lighting, offices over ground and first floors, kitchen and WC facilities.

The property has been newly refurbished.

Accommodation

The property offers the following approximate Gross External Accommodation:

Unit A	Sq. Ft.	Sq. M.
Ground Floor Warehouse	16,083	1,494.2
Ground Floor Offices	964	89.6
First Floor Offices	1,586	147.3
TOTAL	18,633	1,731.1



Specification

- Newly refurbished
- Minimum eaves height of 6m rising to 10m in the apex
- Two electric roller shutter loading doors (H: 5.5m x W: 4.4m)
- LED lighting and skylights to warehouse
- Three phase power and gas supply
- Office accommodation with carpeting & perimeter trunking
- Loading area / c. 25 car parking spaces to front of property
- Kitchen & WC facilities

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Leasehold

The unit is available on the basis of either an underlease or assignment of the current lease which expires in March 2030.

Alternatively, a new longer lease may be available – details available from the agents.

Rent

Upon application.

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £223,000.

Approximate business rates payable 2024/25 = £121,785 per annum.

All applicants are advised to make their own enquiries through Spelthorne Borough Council local billing authority.

VAT

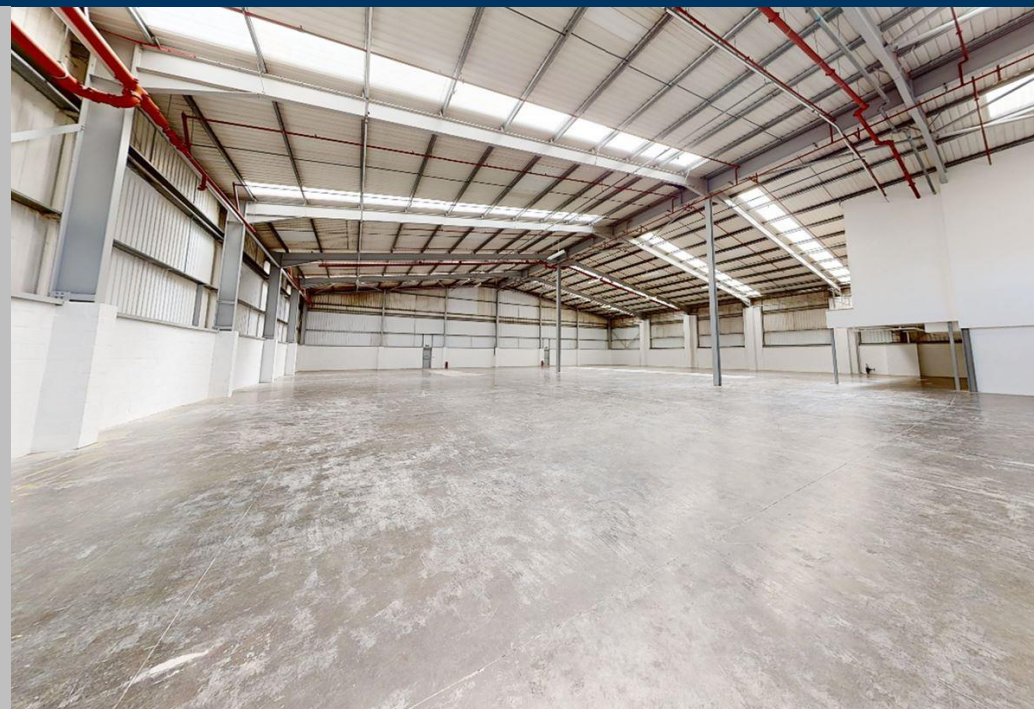
We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: C (66)



Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. August 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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