



**BROOKLANDS
CLOSE**

SUNBURY-ON-THAMES | TW16 7DX

AVAILABLE
Q4 2024

UNDER REFURBISHMENT UNIT TO LET 3,080 ft²



UNIT C2
UNDER OFFER

UNIT 7
NOW LET

UNIT C6

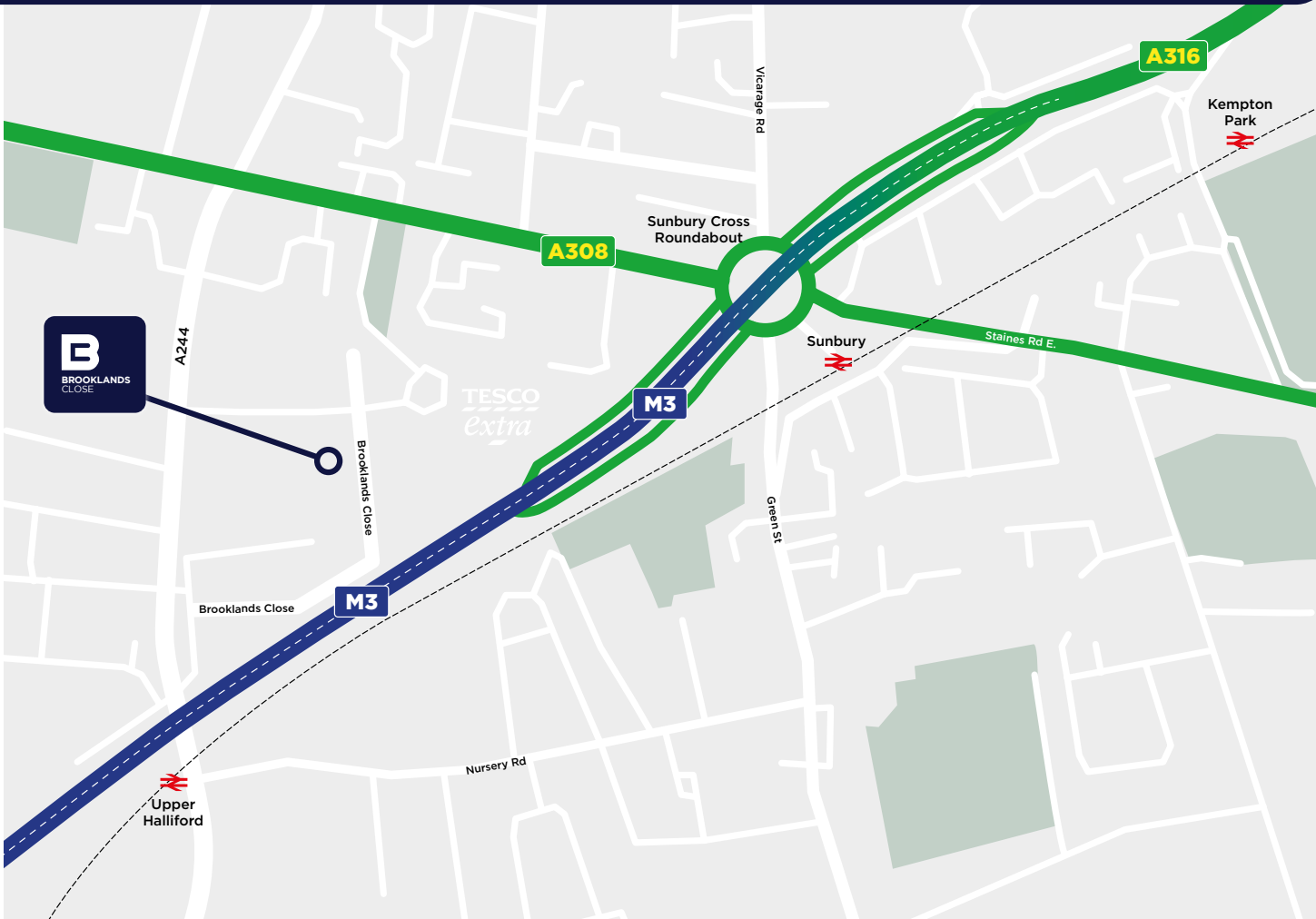


MODERN WAREHOUSE/ INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES



LOCATION

The property is located on a modern business park in Brooklands Close, off Windmill Road in Sunbury. Junction One 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 properties and provide direct services to London Waterloo in approximately 50 minutes.



TRAVEL

| | |
|--|-----------|
| A3/M3 - Junction 1 | 0.6 miles |
|  Heathrow Airport | 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 |

Other local occupiers include:





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UNIT C6

Unit C6 comprises a modern end of terrace industrial/warehouse unit of brick elevations and a steel portal frame with first floor offices, loading bay and car parking.

- **UNDER REFURBISHMENT**
- Clear internal height of 4.57m
- Warehouse LED lighting
- Covered loading area with electric up and over loading door
- Three phase power
- Loading area & up to 14 car parking spaces
- First floor office
- Air-conditioning to office
- Separate pedestrian entrance
- WCs
- Kitchenette

ACCOMMODATION

The property comprises the following approximate gross external areas:

| UNIT C6 | ft ² | m ² |
|--------------|-----------------|----------------|
| Ground Floor | 2,391 | 221.1 |
| First Floor | 689 | 64.0 |
| TOTAL | 3,080 | 286.1 |



Indicative image - Unit C2 warehouse

FULLY REFURBISHED MODERN WAREHOUSE/ INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES



BROOKLANDS CLOSE

BUSINESS RATES

According to the Valuation Office website the current rateable values for 2024/25:

Unit C6: £34,750.

Transitional adjustments may apply – all applicants are advised to make their own enquiries through Spelthorne Borough Council's billing authority.

TERMS

A new FRI lease direct from the Landlord on terms to be agreed.

RENT

Further details available from the agents.

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

EPCs have been commissioned – further details available from the agents.



Indicative image - Unit C2 office

VIEWING

Strictly through prior arrangement with joint sole agents Vail Williams or Vokins.



01483 446 800
vailwilliams.com

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

Maria Hoadley
07584 649 059
mhoadley@vailwilliams.com



020 8400 9000
www.vokins.co.uk

Luke Storey
0208 400 8876
l.storey@vokins.co.uk

Nick Train
0208 400 8889
n.train@vokins.co.uk

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