



**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



CLICK HERE FOR
INDICATIVE
360° VIRTUAL TOUR
OF UNIT C2

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.



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