

**FREEHOLD FOR SALE – WAREHOUSE / PRODUCTION UNIT  
WITH SOLAR PANELS & GOOD CAR PARKING PROVISIONS**



**PRICE REDUCTION AS OF MARCH 2023**



**108 Windmill Road  
Sunbury-on-Thames, TW16 7HB**

**7,461 sq. ft.  
(693.2 sq. m.)**

# 108 Windmill Road, Sunbury-on-Thames, TW16 7HB

## Location

The property is prominently located on Windmill Road, off Staines Road West (A308) in Sunbury-on-Thames. 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 property and provides direct services to London Waterloo in approximately 50 minutes.

Other local occupiers and amenities within the immediate area include:



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

The property comprises ground floor warehouse / storage / production space with office accommodation over ground and first floors.

The property benefits from three loading doors and separate pedestrian access, a minimum eaves height of 3.3m rising to 5.95m in the warehouse area, solar roof panels, a mixture of LED strip and panel lighting, offices and an additional first floor office mezzanine.

Externally, there are approximately 15 car parking spaces to the front of the property and a loading area to side.



## Accommodation

The property offers the following approximate Gross Internal Accommodation:

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor Warehouse	6,104	567.1
Ground Floor Office	680	63.2
First Floor Office	677	62.9
<b>TOTAL</b>	<b>7,461</b>	<b>693.2</b>

In addition, there is an office mezzanine area of approximately 454 sq. ft. (42.2 sq. m.).

## Amenities

- 3 loading doors and separate pedestrian access
- Minimum eaves height of 3.3m rising to 5.95m
- Solar roof panels (producing c. 45kw)
- Offices over ground and first floors
- c. 15 car parking spaces / loading area
- Three phase power & gas supply
- LED strip & panel lighting
- Gas fired blower heaters in warehouse
- Offices with suspended ceilings
- Kitchen & WCs

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## Freehold

Guide price: **£1,850,000**

The property is to be sold with vacant possession.

Please note that offers are sought on an unconditional basis only.

## Business Rates

According to the Valuation Office website the current rateable value of the property is £62,000.

Rates payable 2023/2024 = approximately £31,744 per annum.

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



## VAT

We have been advised that VAT is not applicable.

## Legal Costs

Each party to bear their own legal costs.

## EPC

Rating: D (95).

## 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.

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