



**BROOKLANDS
CLOSE**

SUNBURY-ON-THAMES | TW16 7DX

UNITS TO LET

3,041 - 5,579 ft²



MODERN WAREHOUSE/ INDUSTRIAL UNITS WITH FIRST FLOOR OFFICES

LOCATION

The properties are 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:

SCREWFIX

Topps Tiles

TOOLSTATION

TESCO Extra

M&S FOODHALL

COSTA

the gym

Boots

SUBWAY

KFC



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UNIT C2

Unit C2 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.

- **FULLY REFURBISHED**
- Covered loading area with electric up and over loading door
- Separate pedestrian entrance
- First floor office
- Loading & car parking to front of unit
- Clear internal height of 4.57m
- WCs
- Warehouse LED lighting
- Three phase power

ACCOMMODATION

The property comprises the following approximate gross external areas:

UNIT C2	ft ²	m ²
Ground Floor	2,363	219.5
First Floor	678	63.0
TOTAL	3,041	282.5



FULLY REFURBISHED MODERN WAREHOUSE/ INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES



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UNIT 7

Unit 7 is situated at the end of a terrace block of four modern industrial/warehouse units of steel frame construction with first floor offices, loading bay and car parking.

- 5m eaves rising to 6.1m
- 5 car parking spaces to front of unit
- Office accommodation over ground and first floors
- Covered loading area with electric up and over loading door
- Strong trade location incl. Screwfix, Toolstation and Topps Tiles
- Three phase power

ACCOMMODATION

The property comprises the following approximate gross external areas:

UNIT 7	ft ²	m ²
Ground Floor	4,775	443.6
First Floor	804	74.7
TOTAL	5,579	518.3



Indicative office

MODERN WAREHOUSE/ INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES



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BUSINESS RATES

According to the Valuation Office website the current rateable values for 2023/24:

Unit C2: 30,500.

Unit 7: £50,000

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.



Unit C2 office

VIEWING

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



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