

# **FOR SALE** Office Building Suitable For Variety Of Uses

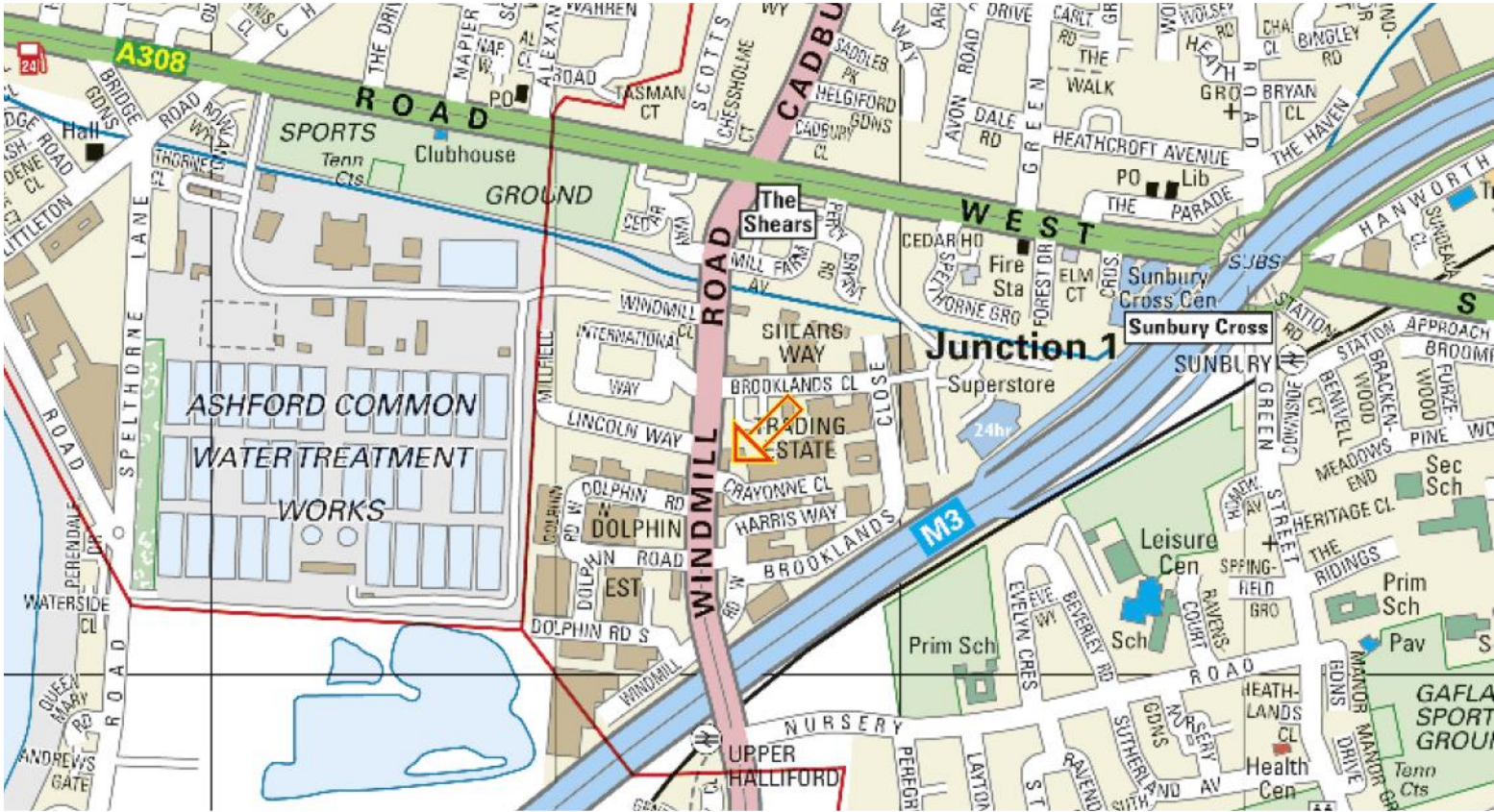
91-93 Windmill Road, Sunbury-on-Thames TW16 7EF  
17,264 sq ft (1,604 sq m)



- FREEHOLD
- VACANT POSSESSION
- RECENT HIGH SPEC FIT OUT
- CLOSE TO M3 AND STATION
- SUITABLE FOR OTHER CLASS E USES
- 62 CAR PARKING SPACES/1:277 sq ft
- SECURE 0.8 ACRE SITE
- REDEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

## Location

The property is conveniently situated off Windmill Road, Sunbury-on-Thames, within one mile of the M3 (Junction 1) for access to Central London and the M25. The property is also well located for Heathrow Airport. Upper Halliford Rail Station is within 400 metres and provides a regular service to London Waterloo.



## Description

Windmill House comprises a two storey office building in an 'L' shape with a main frontage to Windmill Road. The property occupies a site of approximately 0.8 acres and is accessed via an automatic barrier on Crayonne Close. The building was originally configured as an office building with ground floor warehousing in each wing but the ground floor has been converted in the main to office use. Within the rear wing remains a small warehouse area/goods in accessed through a roller shutter door. The ground floor wing facing Windmill Road has recently been refurbished to a very high standard. Externally there are 62 marked car parking spaces plus an EV charging point.



## Amenities

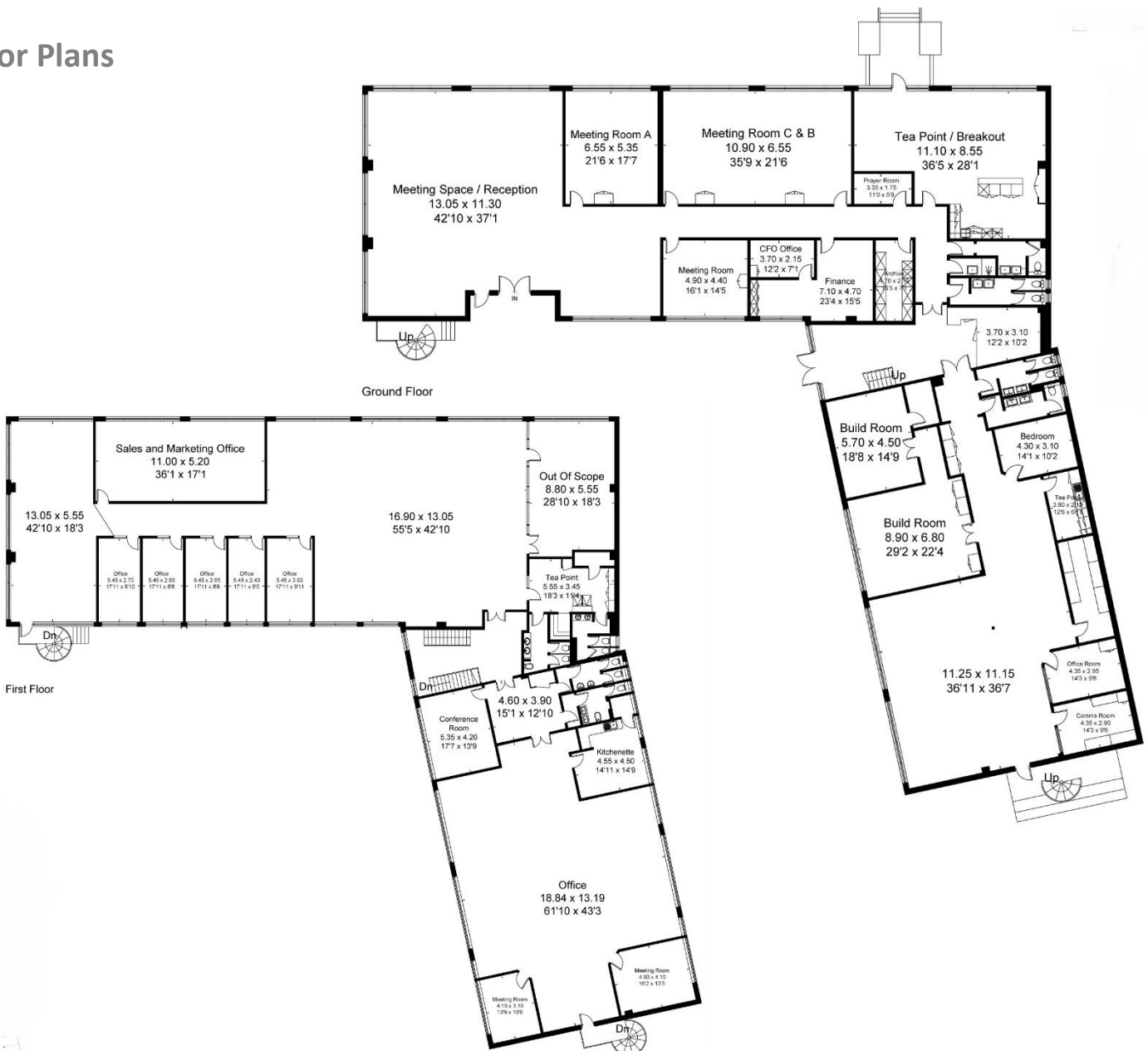
- Comfort cooling and heating
- LED lighting
- New high spec fit out to ground floor front
- Security barrier
- Roller shutter loading door
- Separate offices, boardrooms and kitchens
- Shower
- Excellent car parking - 62 spaces / 1:278 sq ft
- Site area of approximately 0.8 acres
- EPC Rating – C 61

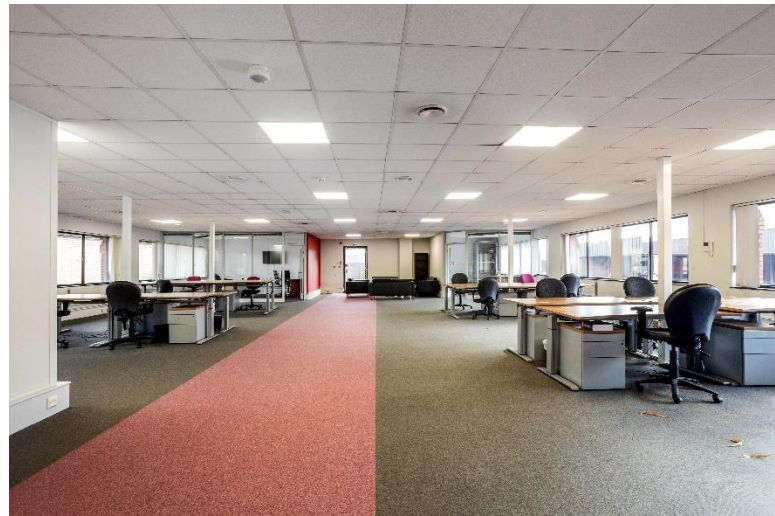
## Accommodation

| Area                    | Sq Ft         | Sq M           |
|-------------------------|---------------|----------------|
| Ground Floor Front Wing | 5,588         | 519.1          |
| Ground Floor Rear Wing  | 3,054         | 283.7          |
| First Floor Front Wing  | 5,560         | 516.5          |
| First Floor Rear Wing   | 3,062         | 284.5          |
| <b>TOTAL</b>            | <b>17,264</b> | <b>1,603.8</b> |

The above areas are in accordance with IPMS-3. The approximate gross internal area of the building is 18,700 sq ft.

## Floor Plans





## VAT

The property is elected for VAT.

## TERMS

We are instructed to seek unconditional offers for the freehold interest with vacant possession.

Price **£3,500,000** exclusive of VAT equating to a capital value of approximately £203 per sq ft.