



**BROOKLANDS  
CLOSE**

SUNBURY-ON-THAMES | TW16 7DX

**AVAILABLE  
IMMEDIATELY**

**COMPREHENSIVELY REFURBISHED**

# UNIT C6 - TO LET

**3,080 ft<sup>2</sup>**



**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 1 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.

- **REFURBISHED**
- Clear internal height of 4.57m
- Warehouse LED lighting
- Covered loading area with electric up and over loading door
- Three phase power
- Loading area & 6 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 <sup>2</sup>	m <sup>2</sup>
Ground Floor	2,391	221.1
First Floor	689	64.0
<b>TOTAL</b>	<b>3,080</b>	<b>286.1</b>



**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

B – 39.



Indicative image - Unit C2 office

### VIEWING

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



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