



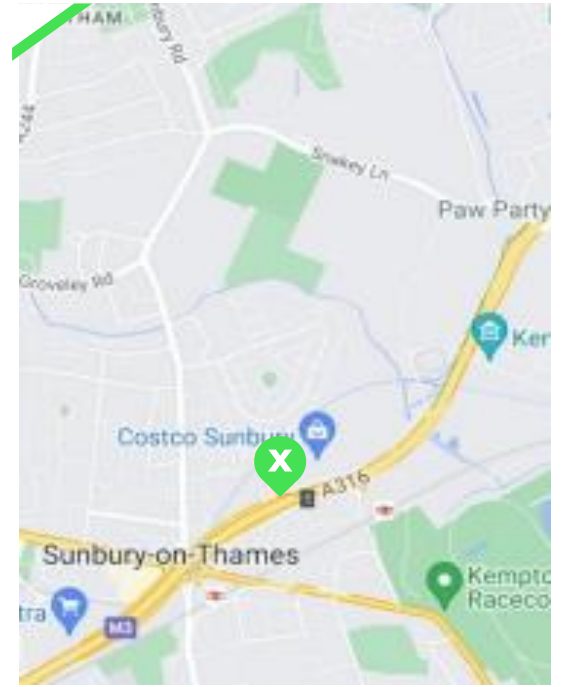
WAREHOUSE UNIT - TO LET / FOR SALE

THE SUNBURY CENTRE, HANWORTH ROAD, SUNBURY, TW16 5LN

34,588 sq ft (3,213.3 sq m)

The property comprises a detached warehouse of steel portal frame construction with brick elevations. An occupier will benefit from excellent prominence onto A316, which is one of west London's main routes connecting central London and M25 / M3 motorways. The property sits on a site of c.1.3 acres.

- Separate yard and parking
- Warehouse and ground floor office
- 6.5m clear internal height
- 3 level loading doors
- Adjacent occupiers include Jaguar Land Rover, Costco and Attic Self Storage
- Prominent building fronting A316



LOCATION

The premises are situated on Hanworth Road, which runs parallel to the slip road off the A316 / Junction 1 of the M3 (northbound). The unit is located adjacent to Jaguar Land Rover, Attic Self Storage and Costco. Sunbury on Thames train station and shopping centre is within 0.5 miles. Local amenities include a Marks & Spencer Food hall, Tesco & Costa.

The property is situated 2.4 miles south of Feltham and 5 miles south of Heathrow Airport. The M3 provides access to M25 at J12 and London via A316, 8 miles to the south west. The M3 provides a direct link to the south coast ports of Southampton and Portsmouth.

South West Trains operate a frequent rail service to London Waterloo with a journey time of 40 minutes.

ACCOMODATION (APPROX) - GIA

UNIT	SQ FT	SQ M
Warehouse & office	34,588	3,213.3
TOTAL	34,588	3,213.3

RENT / PRICE

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available either to lease on new FRI lease or the Freehold is available to purchase.



For more information contact:

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