

**TO LET – MODERN WAREHOUSE / INDUSTRIAL
UNIT WITH FIRST FLOOR OFFICES & CAR PARKING**



Unit 1 Trade City

Brooklands Close, Sunbury-on-Thames, TW16 7DX

**4,631 sq. ft.
(430.2 sq. m.)**

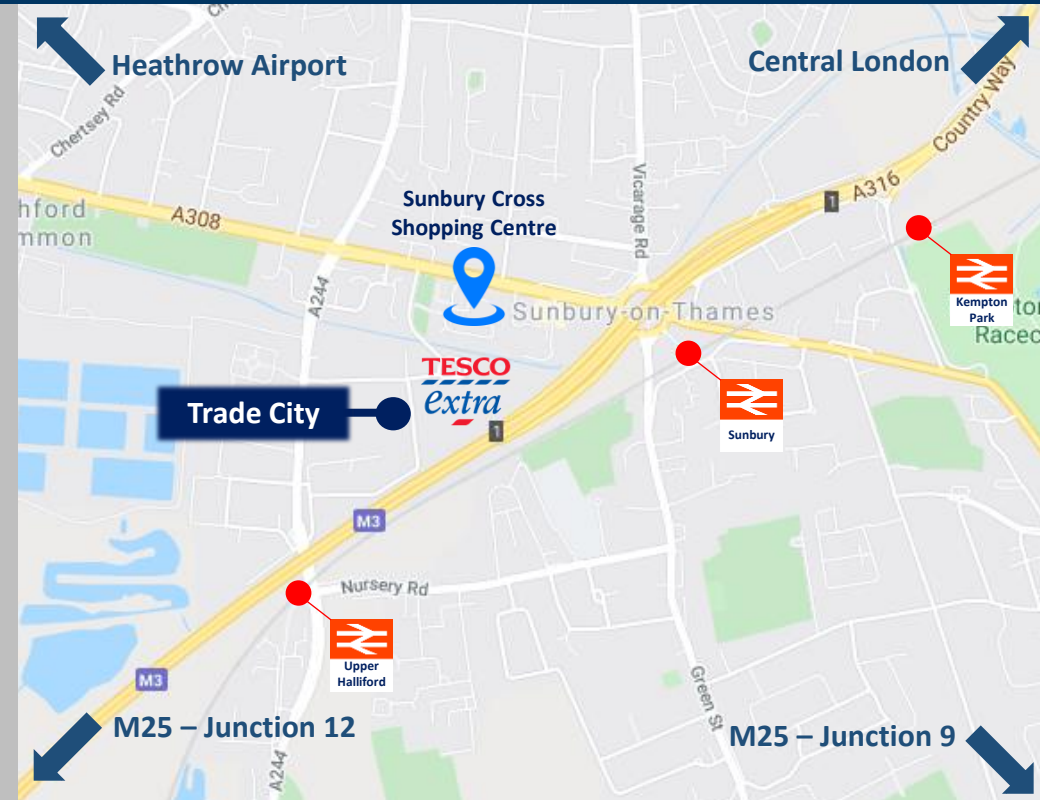
Unit 1 Trade City, Brooklands Close, Sunbury-on-Thames, TW16 7DX

Location

The property is 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 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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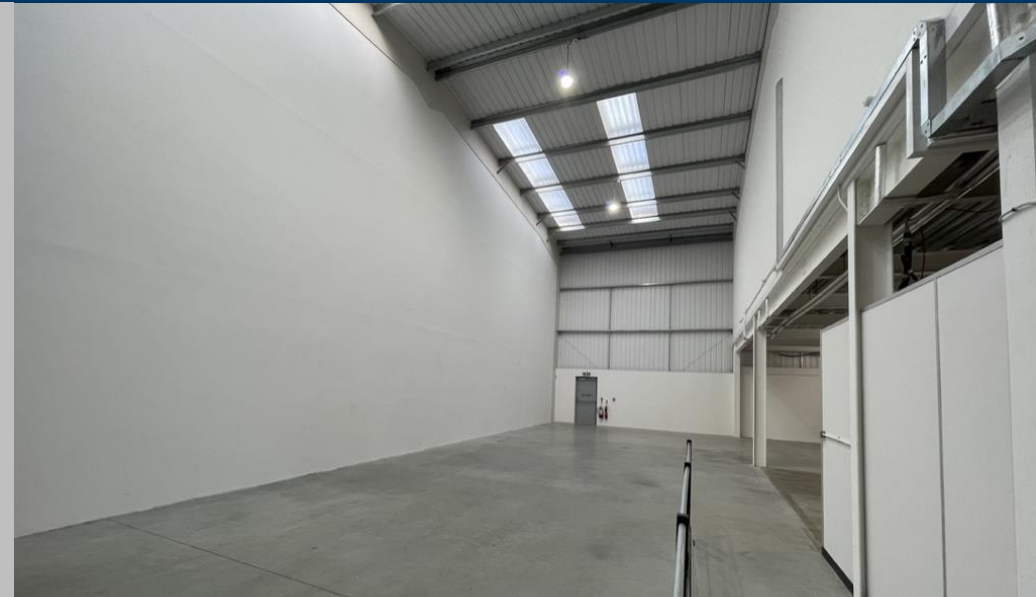
The Property

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Accommodation

The approximate gross internal accommodation is as follows:

Unit 1	Sq. ft.	Sq. M.
Warehouse	3,207	297.9
First Floor Offices	1,424	132.3
TOTAL	4,631	430.2



Amenities

- Covered loading area to an electric up and over loading door
- Minimum eaves height of 7.5m rising to 9.2m
- Separate pedestrian entrance
- First floor offices with partitioned meeting rooms / offices
- C. 10 car parking spaces & loading area
- Kitchen, WCs and shower
- Central heating
- Three phase power
- Solar panels
- Gas supply
- LED panel and disk lighting
- Skylights
- Carpeting and perimeter trunking to offices

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Leasehold

A new Internally Repairing and Insuring (IRI) lease is available for a term to be agreed.

Rent

A stepped rental as follows:

Year 1 = £83,358 (£18.00 psf)

Year 2 = £85,674 (£18.50 psf)

Year 3 = £87,989 (£19.00 psf)

Year 4 = £90,305 (£19.50 psf)

Year 5 = £92,620 (£20.00 psf)

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £55,000.

Approximate business rates payable 2024/25 = £30,030 per annum.

All applicants are advised to make their own enquiries through Spelthorne Borough Council local billing authority.

VAT

VAT is applicable.

External Maintenance Charge

£4,950 + VAT per annum.

Legal Costs

Each party to bear their own legal costs.



EPC

Rating: B (41)

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. November 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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