



WINDMILL BUSINESS VILLAGE

SUNBURY-ON-THAMES, SURREY TW16 7DY



UNIT

TO LET

HIGH QUALITY
OFFICE BUILDING
WITH EXCELLENT
CAR PARKING

Unit 8, is a self-contained office building which has been comprehensively refurbished to provide high specification offices over two floors.

The building benefits from new comfort cooling and heating, new ceilings with LED lighting, new WCs and showers and 28 allocated car parking spaces.

Unit 8 Windmill Business Village

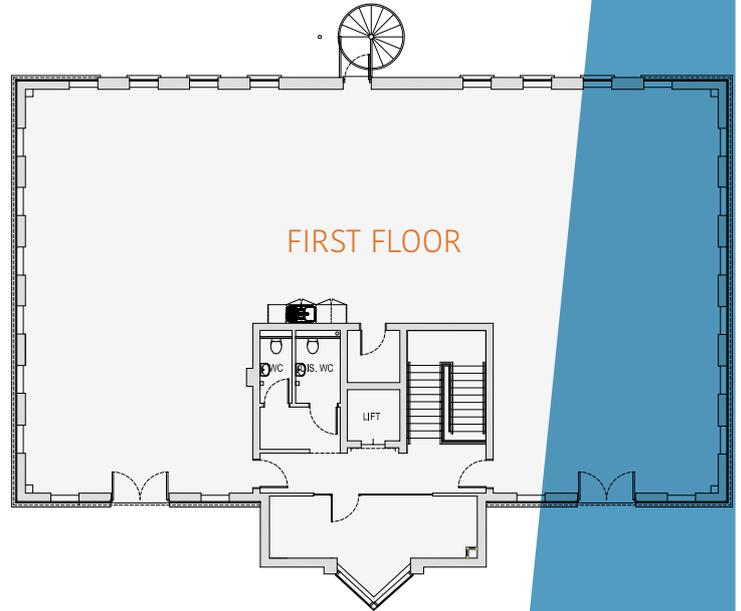
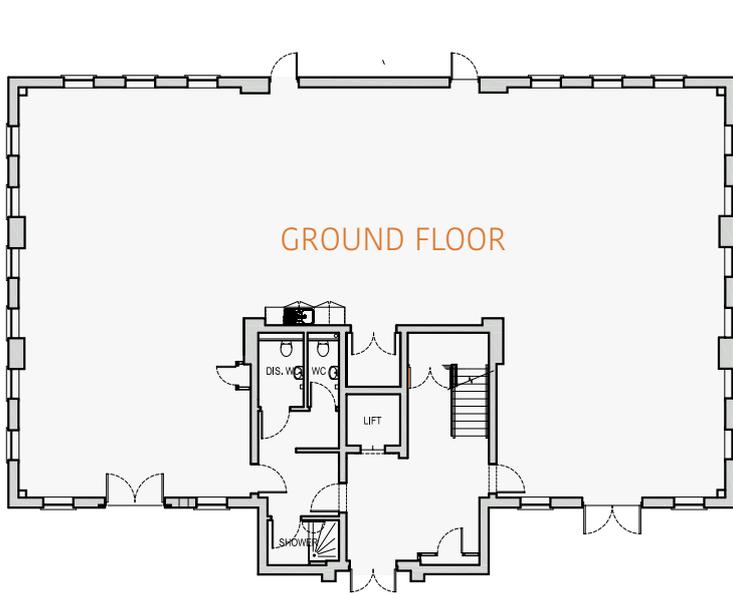


Specification

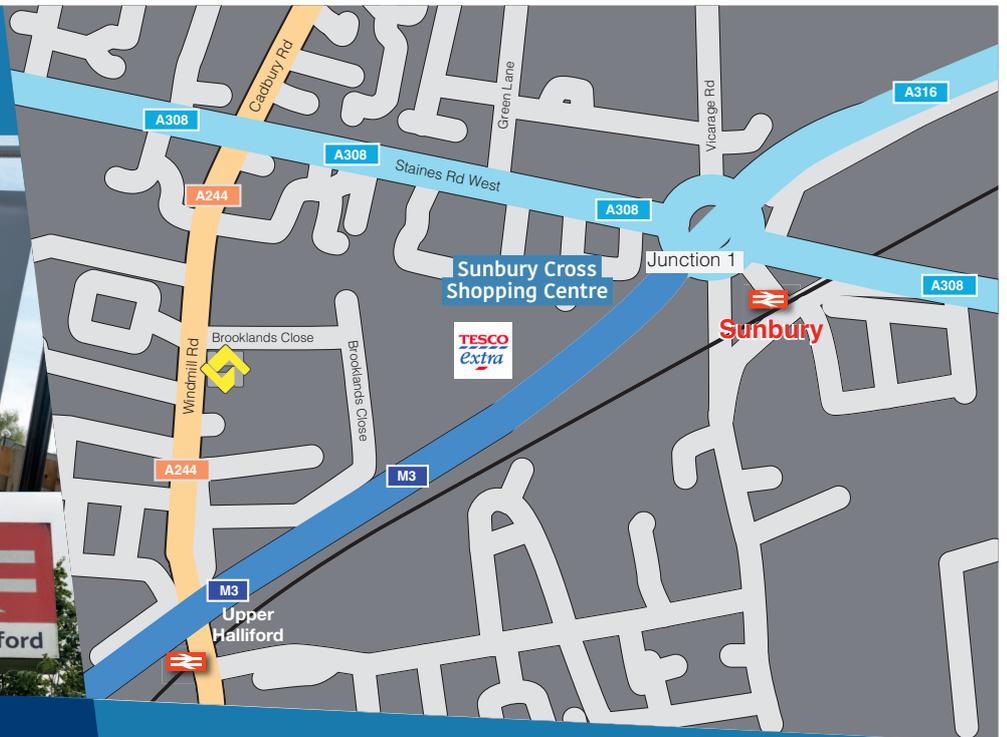
- Purpose Built Office Park
- New Comfort cooling/heating
- New Suspended ceilings
- New WCs and Shower
- New LED lighting
- Kitchen areas on both floors
- 28 allocated car spaces
- Car parking ratio 1:219sq ft

Accommodation

Ground	2,931 sq ft	272 sq m
First	3,196 sq ft	297 sq m
Total	6,127 sq ft	569 sq m



Location



Upper Halliford Station	0.4 miles
M3 Junc 1	1.0 miles
M25	6.0 miles
Heathrow	4.5 miles



Sat Nav: TW16 7DY

Windmill Business Village is located on the corner of Windmill Road and Brooklands Close. The M3 (J1) is within a mile and provides excellent access to Central London and the motorway network. Tesco Superstore is within a short walk and there are a good range of local amenities at Sunbury Cross Shopping Centre (M&S, Boots, KFC etc.). Upper Halliford station is approximately 0.4 miles and provides a regular service to London Waterloo.

Terms/Rent

Available on a new lease direct with the landlord.

Rent

On application.

EPC

The building has a EPC rating of C:55.

Viewing

Strictly by appointment with sole agent.



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These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. October 2016