

**Monkey Puzzle House, 69-71 Windmill Rd, Sunbury
TW16 7DT**



TO LET

**First Floor Office Suites available on fully inclusive rents
Last two remaining: 486 sq ft & 725 sq ft**

- **Rent inclusive of business rates, service charge, utilities and parking**
- **Allocated on-site parking**
- **Shared kitchen facilities**
- **Within a mile of M3 (J1)**
- **Walking distance to Upper Halliford Station**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

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. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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 600 metres and provides a direct service to London Waterloo.

Description

Monkey Puzzle House is a 2 storey building which has undergone a full refurbishment and the available office suites are located on the first floor.

The offices benefit from being fully redecorated with attractive glass partitioning, new carpeting and comfort cooling/heating.

Part of the first floor has been let with two remaining suites available up to a maximum of 112.3 sq. m (1209 sq. ft). There is shared use of WC and kitchen facilities and car parking will be allocated on a pro rata basis

Tenure

Available on a new lease for a term to be agreed.

Service Charge

A service charge will be payable to include utilities, buildings insurance and maintenance.

Business Rates

Business rates will be charged on a pro rata basis and equate to approximately £6 psf.



EPC

Certificate Reference Number: 0850-0634-3709-6400-8092

Grade D 81

Terms

Available on a new lease for a term to be agreed.

Rent

£19.50 psf exclusive. A fully inclusive rent is available with details available on request.

Viewing

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