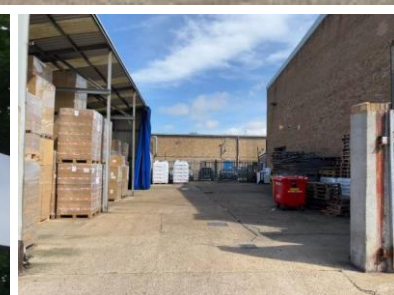


TO LET | INDUSTRIAL/PRODUCTION UNIT

10,096 sq ft (937.90 sq m)

127 HARRIS WAY, WINDMILL ROAD, SUNBURY ON THAMES TW16 7EL



- Detached unit
- Roller shutter loading doors
- 9 metre eaves height
- On site parking spaces
- 24 hour access
- Shared gated yard

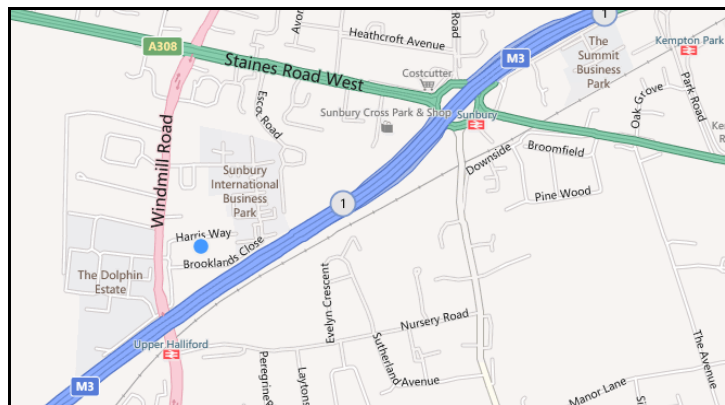
DE SOUZA

COMMERCIAL PROPERTY CONSULTANTS

Location

The property is located on Harris Way off Windmill Road, which connects to the A308.

The M3 motorway (junction 1) is within 1 mile. Upper Halliford mainline station is within 400 metres and provides a regular service to London Waterloo.



Description

The building comprises an Industrial/Warehouse unit of portal frame construction with a three-storey section to the front of the building providing offices at first and second floor levels and workshop/storage area on the ground floor.

In addition, there is a mezzanine floor within the warehouse

There is a shared gated yard to the left side of the building providing additional outside storage.

Amenities

- On site parking
- Three phase power
- 24 hour access
- Two roller shutter loading doors
- Lighting throughout
- Kitchen/staff room
- Shared gated yard
- EPC – pending

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The Tenant will be responsible for paying Business Rates and should make their own enquiries. According to voa.gov.uk the Rateable Value is £55,000 equating to rates payable of £28,160 per annum.

DE SOUZA

For more information or to arrange a viewing contact:

Simon Cressey or Paul Flannery

E: simonc@desouza.co.uk / paulf@desouza.co.uk

M: 07939 129427 / 07946 422920

T: 020 8707 3030

Heathrow Office: 2 Maple Grove Business Centre, Lawrence Road, Hounslow, Heathrow TW4 6DR

DISCLAIMER: These Particulars are believed to be correct at time of going to Press. The Lessors and Agents of this property give notice that:
(1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract.
(2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective tenants should not rely on the as statements of fact or representation but must satisfy themselves as to the accuracy of such details.
(3) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. JULY 2022