



# WINDMILL BUSINESS VILLAGE

SUNBURY-ON-THAMES, SURREY TW16 7DY



**UNIT**

**5**

**TO LET**

**SELF-CONTAINED  
OFFICE BUILDING**

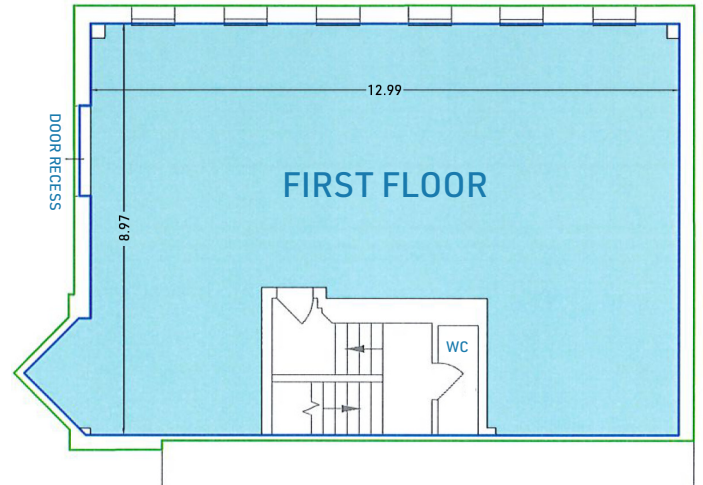
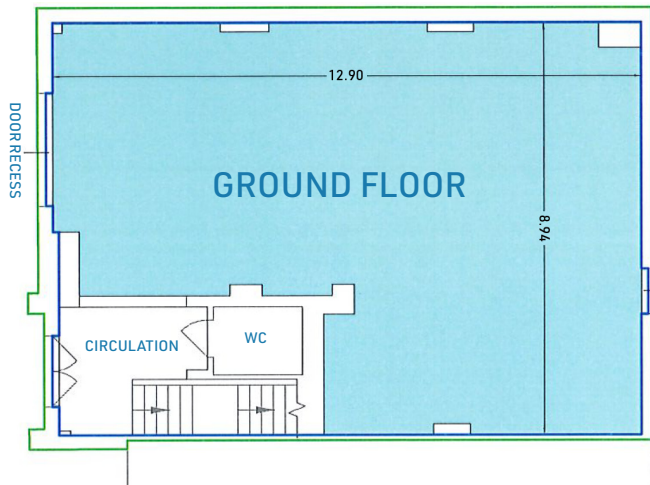
**2,128 SQ FT  
(197.7 SQ M)**

**UNIT 5 IS A SELF - CONTAINED END OF TERRACE OFFICE BUILDING PROVIDING OFFICE ACCOMMODATION OVER TWO FLOORS. THE BUILDING BENEFITS FROM GOOD NATURAL LIGHT, AN EXISTING FIT OUT WHICH INCLUDES SEPARATE OFFICES AND TEA FACILITY PLUS ALLOCATED CAR PARKING**



**ACCOMMODATION (BEFORE FIT OUT)**

GROUND	1,020 SQ FT	102.9 SQ M
FIRST	1,108 SQ FT	94.8 SQ M
TOTAL	2,128 SQ FT	197.7 SQ M



**UNIT 5**

**SPECIFICATION**

- SELF-CONTAINED OFFICE BUILDING
- EXISTING FIT OUT
- GAS HEATING
- WC ON EACH FLOOR
- TEA FACILITY
- 8 PARKING SPACES (1:266 SQ FT)
- EPC RATING - C 64



**WINDMILL BUSINESS VILLAGE IS LOCATED ON THE CORNER OF WINDMILL ROAD AND BROOKLANDS CLOSE.**



**SAT NAV: TW16 7DY**

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.

	UPPER HALLIFORD STATION	<b>0.4 MILES</b>
	M3 JUNCTION 1	<b>1.0 MILES</b>
	M25	<b>6.0 MILES</b>
	HEATHROW	<b>4.5 MILES</b>

**TERMS** AVAILABLE ON A NEW LEASE DIRECT WITH THE LANDLORD

**RENT** ON APPLICATION

**EPC** THE BUILDING HAS A EPC RATING OF C:64

**VIEWING** STRICTLY BY APPOINTMENT WITH SOLE AGENTS



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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. JANUARY 2021