

TO LET

GROUND FLOOR OFFICES WITH STORAGE & LOADING BAY

1,000 – 2,921 sq ft (93 – 271 sq m)

MONKEY PUZZLE HOUSE

69-71 WINDMILL ROAD, SUNBURY ON THAMES TW16 7DT



Location

Monkey Puzzle House is prominently located on Windmill Road, Sunbury on Thames within 1 mile of the M3 (Junction 1)/A316 providing access to M25 and Central London. Upper Halliford Station is less than half a mile (7 mins walk) and provides a direct service to London Waterloo.

Description

The building comprises a 2 storey purpose built office building which has been subject to a recent refurbishment.

The offices are accessed via the double height reception area and benefit from comfort cooling/heating and LED lighting as well as a kitchen and comms room.

Amenities

- Comfort cooling and heating
- LED lighting
- Underfloor trunking
- 8 car parking spaces
- Intercom entry system
- Kitchen
- Storage and loading area
- Energy Performance Rating – D 81

Accommodation

The property has the following approximate floor IPMS-3 floor areas and is available in suites from approx. 1,000 sq ft.

	Sq M	Sq Ft
Ground Floor Offices	241.3	2,598
Storage Loading Area	30.0	323
Total	271.3	2,921



Terms

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

Rent

£22.00 per sq ft per annum exclusive of VAT and all other outgoings.

Business Rates

Approximately £8.00 per sq ft.

Service Charge

£6.00 per sq ft to include buildings insurance.

DE SOUZA

For more information or to arrange a viewing contact Joint Sole Agents

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