

TO LET

OFFICES ADJACENT TO SUNBURY STATION

3,343 Sq ft (311 sq m)

Grosvenor House, 4-7 Station Road, Sunbury-on-Thames TW16 6SB



- Adjacent to Sunbury Station
- Adjacent to Junction 1 M3/A316
- Secure On Site Parking
- Existing Fit Out

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COMMERCIAL PROPERTY CONSULTANTS

Location

Grosvenor House is prominently situated on Station Road at Sunbury Cross. Access to the motorway network is excellent being located at Junction 1 of the M3. The nearby centres of Staines, Hounslow, Kingston and Richmond are easily accessed by the A308 and A316. The building is adjacent to Sunbury Station which provides a regular direct service to London Waterloo. A good range of local amenities are close by including a Tesco Extra and Sunbury Cross Shopping Centre.

Description

Grosvenor House is a modern building providing office accommodation over 4 floors with a car park to the rear. The building benefits from a reception area, recently modernised WC's and a passenger lift. There is a small garden area with seating to the front of the building and the car park is accessed via a security barrier.

Accommodation

The entire 3rd floor office area is available with the benefit of an existing fit out including kitchen/staff room, boardroom a reception and office areas. The floor offers good natural light and excellent views.

Third Floor **310.6 sq m** **3,343 sq ft**



Amenities

- **Adjacent to Station and M3 (Junction 1)**
- **Comfort cooling and heating**
- **Modern reception area**
- **Newly refurbished WC's**
- **Existing fit out available**
- **Good natural light and views**
- **Garden area with seating**
- **Passenger lift**
- **Security barrier to car park**
- **Allocated parking**
- **EPC - Pending**



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

Rent: £22.50 per sq ft ex.VAT and all other outgoings

Service Charge: Currently £8.52 per sq ft

Business Rates: Approx £7.66 per sq ft. Interested parties should make their own enquiries on business rates.

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For more information or to arrange a viewing contact:

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