

# TO LET

## COST EFFECTIVE FIRST FLOOR OFFICES TO LET

3,025 Sq ft (281 sq m)

Unit 2 Windmill House,

91/93 Windmill Road, Sunbury-on-Thames TW16 7EF



- 400m from Upper Halliford Station
- Less than a mile from M3/A316
- Comfort cooling
- Secure On Site Parking
- Existing Fit Out
- Allocated parking

## 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 400 metres and provides a regular service to London Waterloo.

## Description

The available accommodation comprises a first floor wing within a self-contained building. The first floor office suite benefits from excellent natural light and an existing fit out providing separate offices, a reception area, meeting rooms and a comms area. The suite also benefits from its own male and female wc's and kitchen/breakout room.

## Accommodation

The entire first floor wing within Unit 2 is available:-

**First Floor**                      **281.0 sq m**                      **3,025 sq ft**



## Amenities

- **Comfort cooling**
- **LED lighting**
- **Exclusive male and female WC's**
- **Good natural light**
- **Reception area**
- **Boardroom**
- **Kitchen**
- **Barrier controlled car park**
- **7 allocated car spaces**
- **Energy Performance Rating – C-61**



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

**Rent:** £18.00 per sq ft per annum exclusive

**Service Charge:** Currently £3.86 per sq ft

**Business Rates:** Approx £7.57 per sq ft. Interested parties should make their own enquiries on business rates.

 **DE SOUZA**

For more information or to arrange a viewing contact:

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