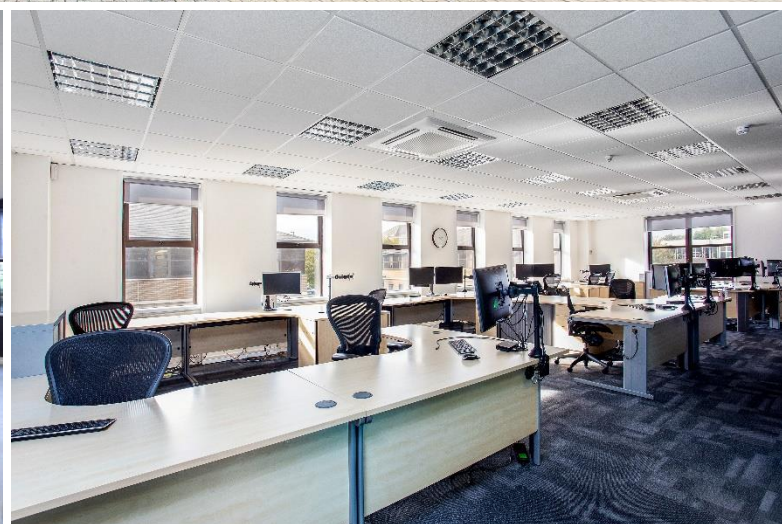


# TO LET

6 & 7, Windmill Business Village, Sunbury-on-Thames TW16 7DY

## HIGH QUALITY OFFICE UNITS

1,765 - 3,879 sq ft (164 – 360 sq m)



- Available separately or combined
- Existing high quality fit outs
- Comfort cooling and heating
- Good on site parking
- Close to M3/A316 (Junction 1)
- Short walk to Upper Halliford Station





## Location

Windmill Business Village is located on the corner of Windmill Road and Brooklands Close. 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. Upper Halliford station is approximately 0.4 miles and provides a regular service to London Waterloo.

## Description

6 & 7 Windmill Business Village are self-contained two storey office units with the benefit of an existing fit out including separate offices, meeting rooms and kitchen/breakout areas. They are available separately or together and are currently interconnected at ground floor and first floor.

## Floor areas (net internal)

Unit 6	164 sq m	1,765 sq ft
Unit 7	196 sq m	2,114 sq ft
<b>TOTAL</b>	<b>360 sq m</b>	<b>3,879 sq ft</b>

## Amenities

- Purpose built office park
- Self-contained units
- Comfort cooling and heating
- Existing fit out
- Accessible WC
- Shower (Unit 7)
- 13 car parking spaces in total (1:298 sq ft)
- Energy Performance Rating - C-69

## Terms

Available by way of an assignment or sublease. Further details on application.

## Rent

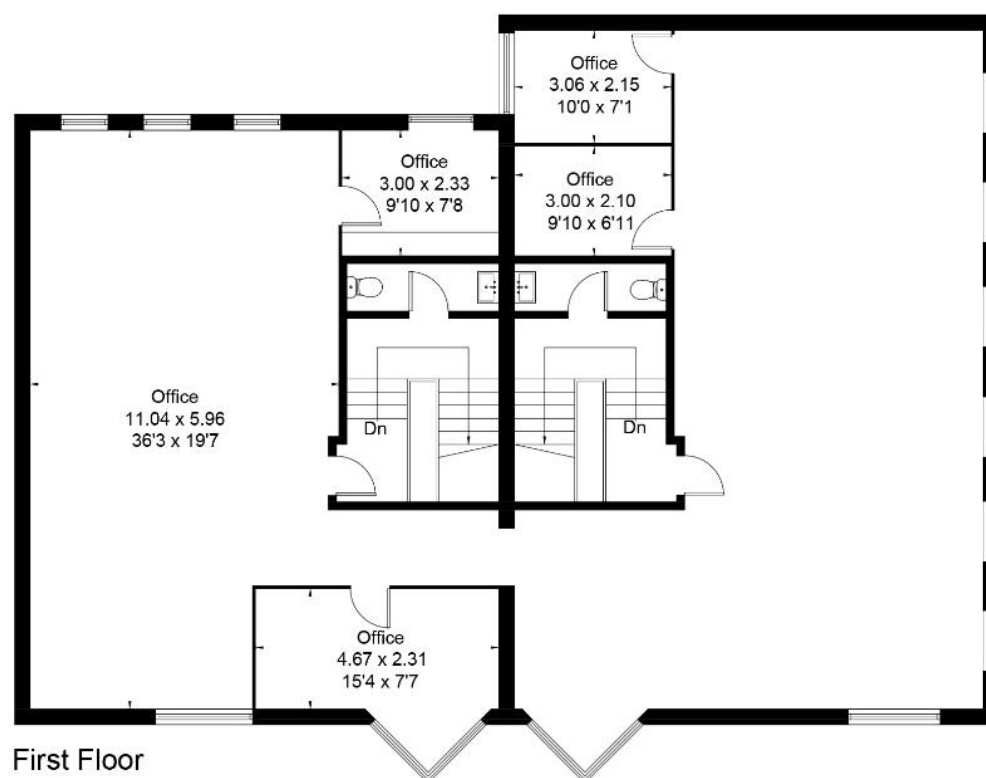
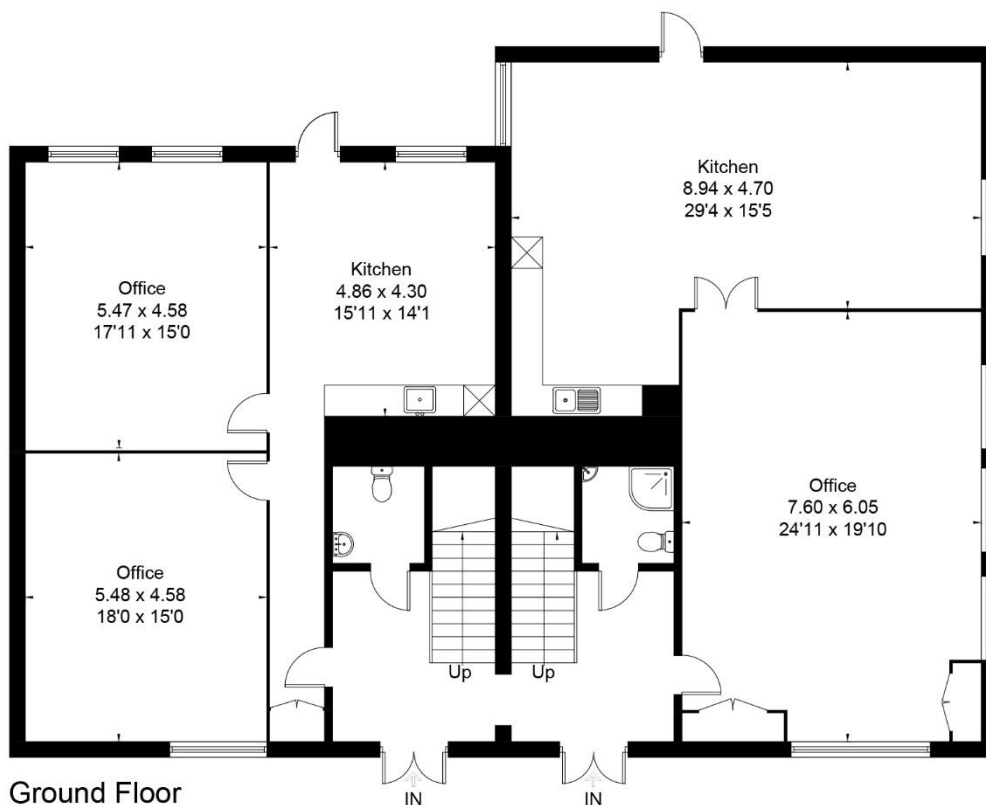
£25 per sq ft per annum exclusive of VAT and all other outgoings.

## Business Rates

Approx £10.40 per sq ft. Interested parties should make their own enquiries on Business Rates.



## Floor Plans



**DE SOUZA**

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