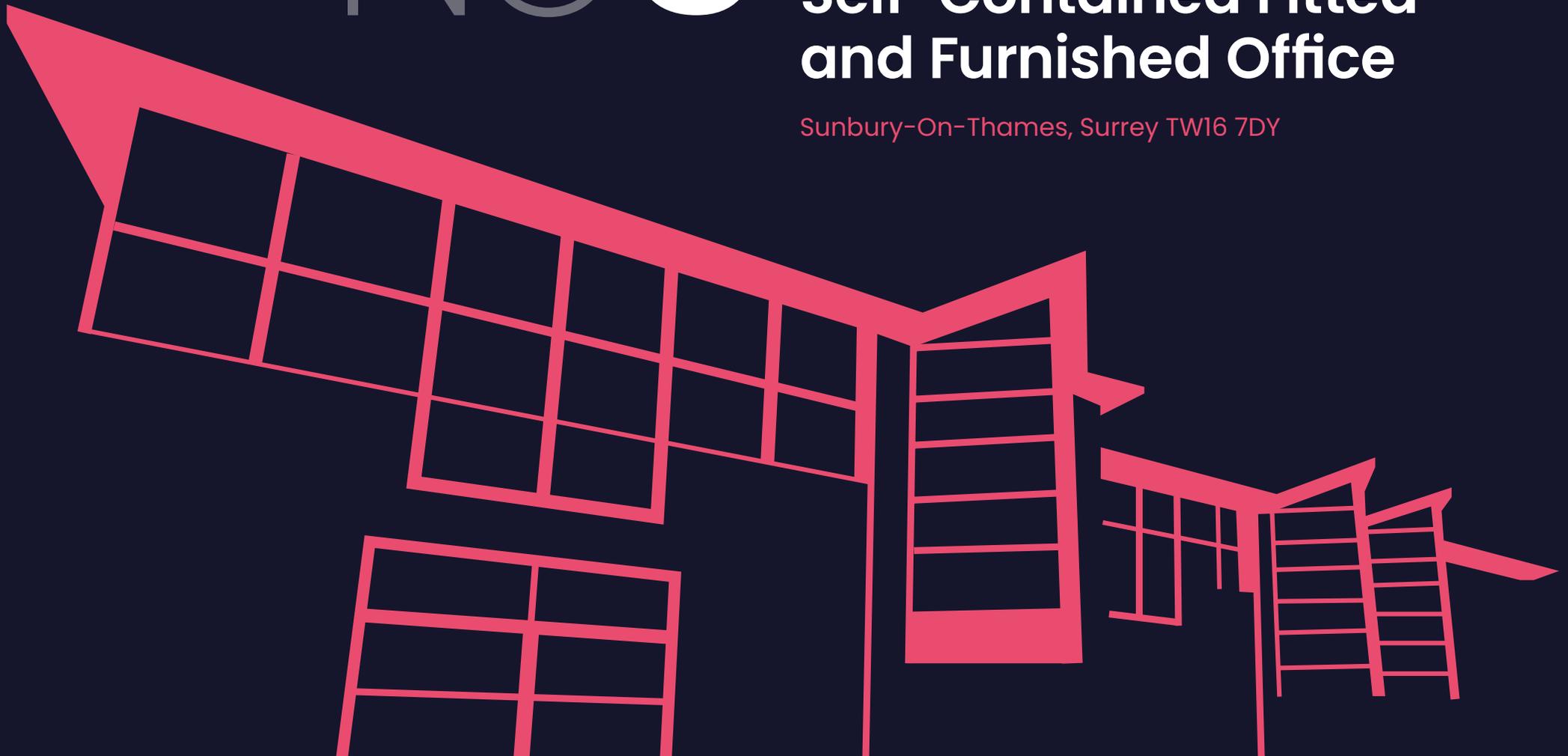

No 5

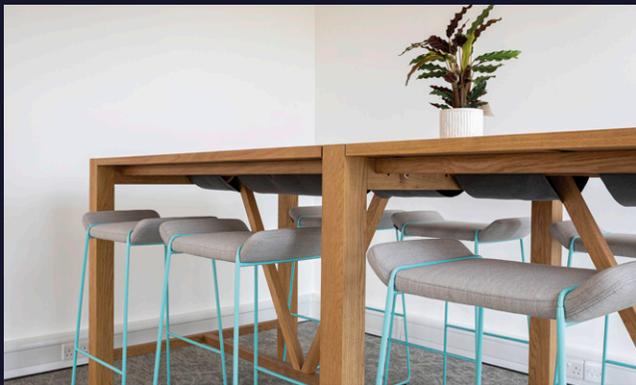
Windmill Business Village

2098 sq ft /195 sq m

**Self-Contained Fitted
and Furnished Office**

Sunbury-On-Thames, Surrey TW16 7DY





No5 Windmill Business Village offers 2,098 sq.ft. of premium self-contained office space over two floors.

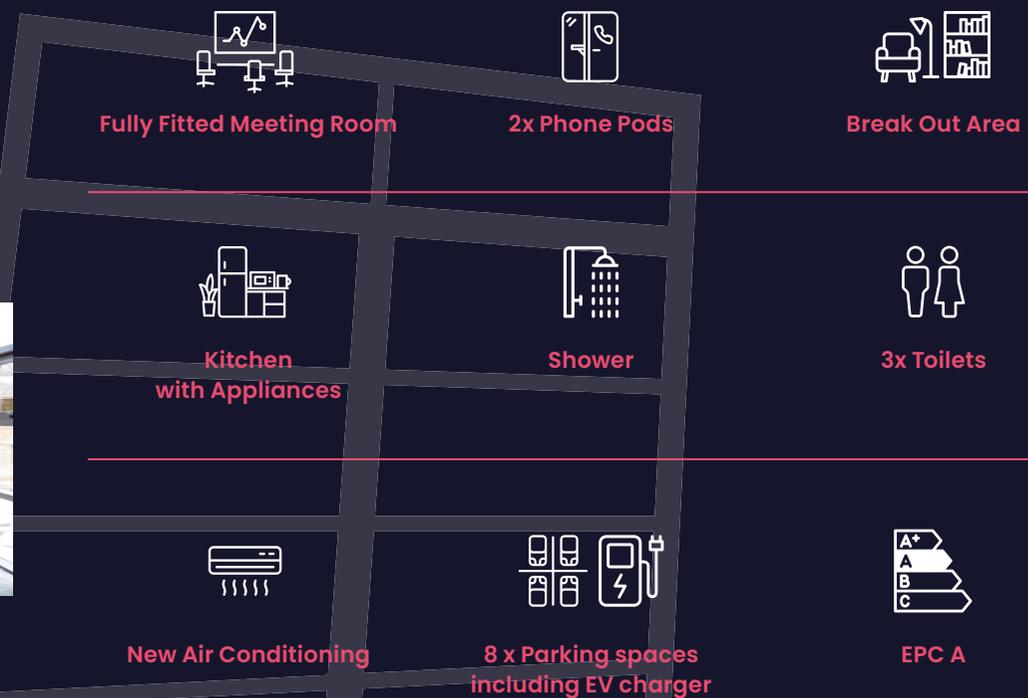


Specification & Amenities

No. 5 has been comprehensively and sustainably refurbished and benefits from new air conditioning, WC's, shower and an 8-person glazed meeting room.

The space has been fitted out furnished and is ready to occupy. The fit-out specification includes a stylish kitchenette with appliances, break out and collaboration space, meeting room and two phonebooths.

Externally there is 8 allocated car parking spaces including a new EV charging point.



Accommodation & Availability

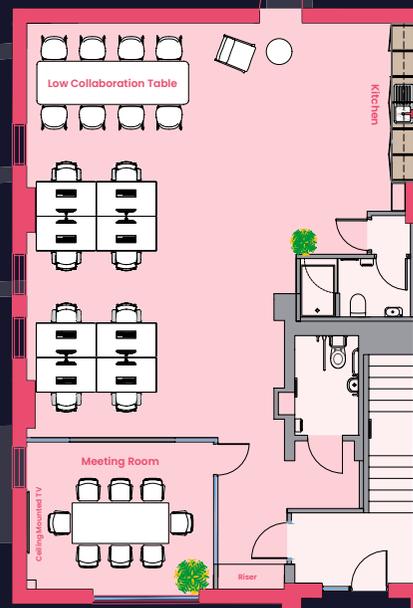
The accommodation is over ground and first floors offering a total net office area of 2,098 sq.ft.

The unit is available as a whole and is ready for immediate occupation.

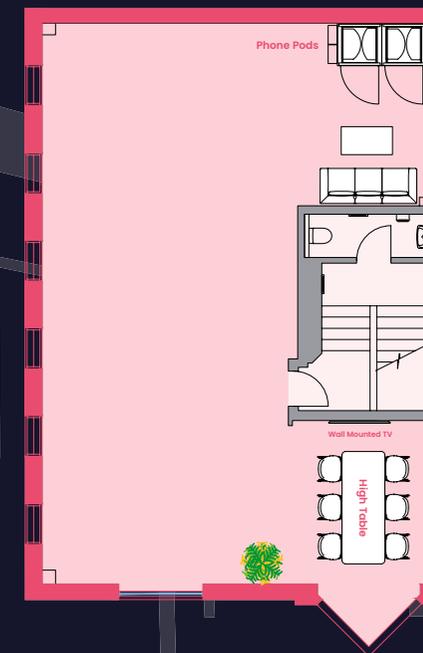


Floor	Sq Ft	Sq M
Ground	990	92
First	1,108	103
Total	2,098	195

Net internal areas



Ground Floor 990 Sq Ft

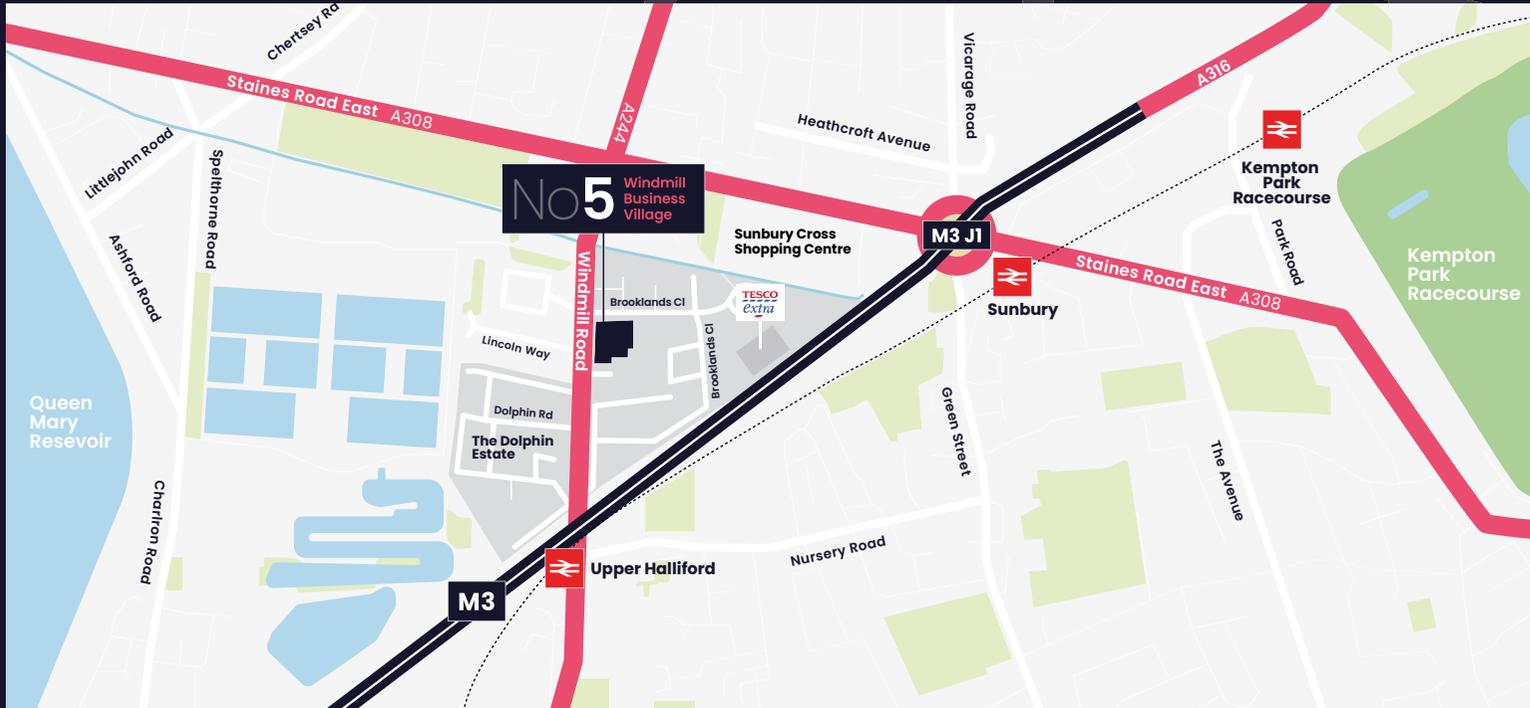


First Floor 1,108 Sq Ft



Location & Travel

Local Occupiers



Windmill Business Village, located in Sunbury-On-Thames is an established Business Park located on the corner of Windmill Road and Brooklands Close. It is conveniently located less than a mile from the M3 J1, providing excellent access to Central London and the motorway network. Upper Halliford Station is less than half a mile away and provides a regular service to London Waterloo. Sunbury Cross Shopping Centre is within a few minutes' walk and offers a good range of local amenities.



Upper Halliford Station	0.4 Miles
M3 J1	1.0 Miles
M25	6.0 Miles
Heathrow	4.5 Miles

Tenure Available on a new lease direct from the Landlord

Rent On application

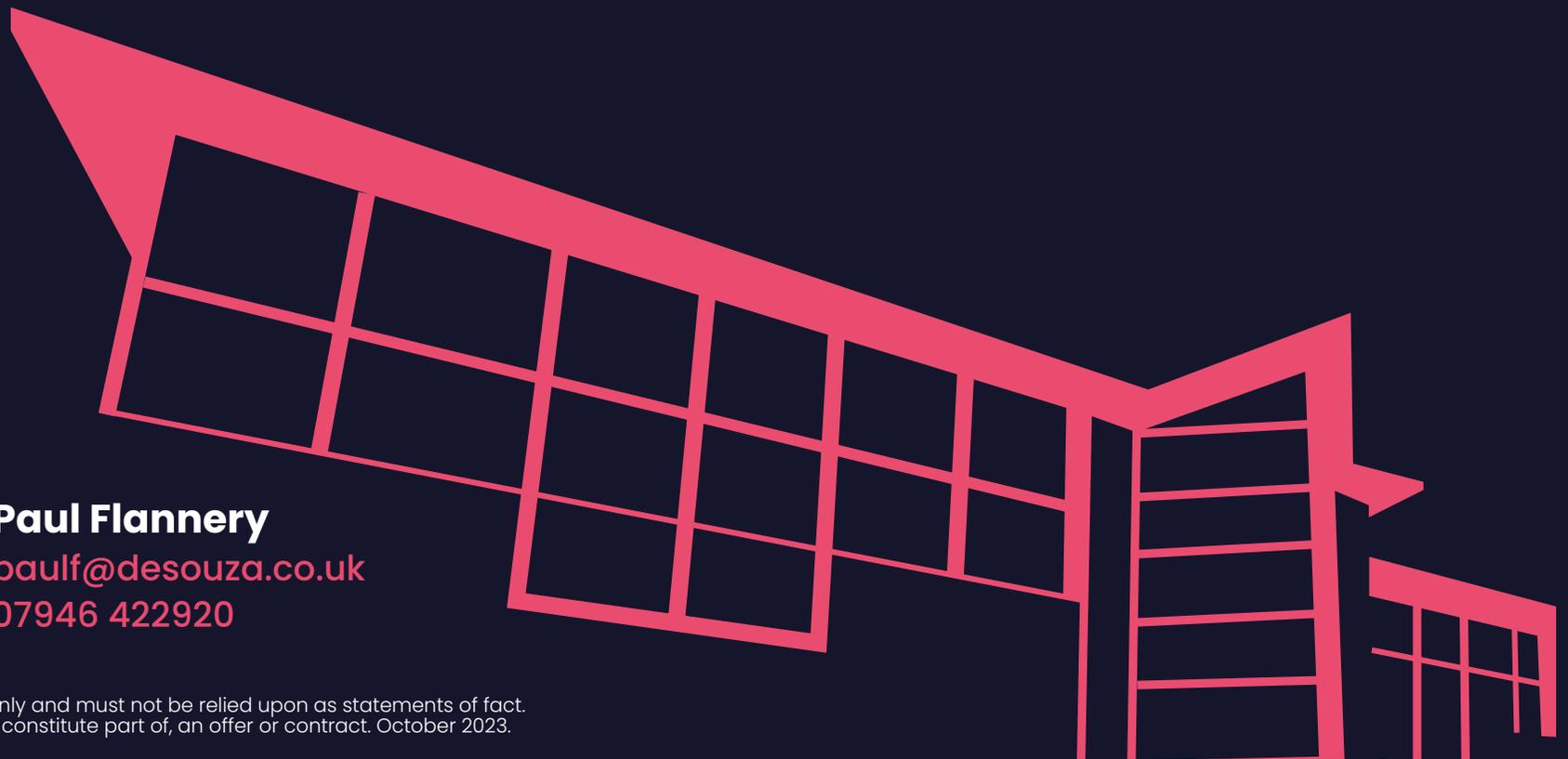
EPC A/23

VAT VAT will be chargeable on the rent

Viewing Strictly by appointment with sole agents

**Store
Property.**

storeproperty.co.uk



Paul Flannery

paulf@desouza.co.uk

07946 422920

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. October 2023.