

## NEW INSTRUCTION – SUNBURY OFFICES



## TO LET

### FIRST FLOOR OFFICE SUITE

3,025 sq ft (281 sq m)

Unit 2 Windmill House

91/93 Windmill Road

Sunbury-on-Thames

TW16 7EF

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

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. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## 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.

## Amenities

- Central heating
- Suspended ceilings
- Recessed lighting
- Double glazing
- Kitchens
- Comms room
- Separate offices and meeting rooms
- Male & female WC's in each suite
- Entryphone System
- Secure car parking
- Short walk to Upper Halliford Station
- Less than a mile from M3 Motorway

## Accommodation

<b>First floor</b>	3,025 sq ft	281 sq m
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## Terms

Rent £16.00 per sq ft exclusive of VAT and all other outgoings. Lease direct with the Landlord for a term to be agreed.

## Contact

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