



Sunbury International Business Centre
Sunbury TW16 7DX



Detached Office/Business Premises
with Good Parking
10,616 sq ft - 21,674 sq ft (986 – 2,014 sq m)





DESCRIPTION

Sunbury One is a modern 2 storey building of steel frame construction with brick elevations and a feature glazed central atrium area. The 1st floor provides good quality office accommodation with good natural light. The ground floor is currently a shell and was originally designed for hi-tech production/warehousing. It could be used for a variety of uses including further offices.

AMENITIES

First Floor Offices

- Air-conditioning
- Raised floor
- Suspended ceilings
- Recessed lighting
- WCs
- Kitchen

Ground Floor

- Loading facilities
- Male/disabled & female WCs
- 70 car parking spaces



www.sunburyone.com

LOCATION

Sunbury One is located in Brooklands Close within Sunbury International Business Centre which is accessed via Windmill Road. This connects via the A308, Staines Road West to Junction 1 of the M3 Motorway which is within 1 mile. Upper Halliford Railway Station is within approximately ½ mile and provides a regular service to London Waterloo.

Sunbury One is a short walk to Tesco Extra and close to Sunbury Cross Shopping Centre.



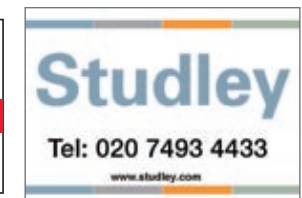
TERMS

Lease: the property is held on a 25 year full repairing and insuring lease from December 1999 with rent reviews at five yearly intervals. The lease incorporates a tenants' break clause in December 2014.

Rent: £272,750 pa exclusive (approx £12.58 per sq ft).

CONTACT

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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 V.A.T unless otherwise stated. February 2008