

Ref: 5715

## MODERN AIR-CONDITIONED OFFICES CLOSE TO M3/A316 AND STATION



**TO LET from 3,143 - 6,507 sq ft**  
**FREEHOLD ALSO AVAILABLE**



**GROSVENOR HOUSE**  
**4-7 STATION ROAD**  
**SUNBURY**  
**MIDDLESEX**  
**TW16 6SB**

**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.

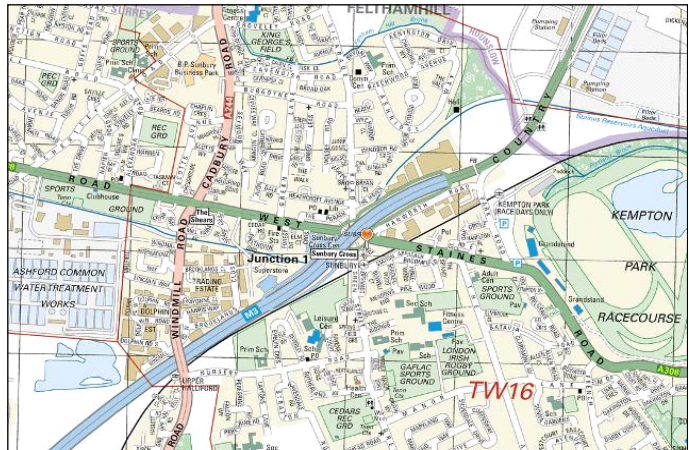
Ref: 5715

## Location

Grosvenor is situated in Station Road at Sunbury Cross. Access to the motorway network is excellent being located at Junction 1 of the M3. The nearby centres of Staines, Hounslow, Kingston and Richmond are easily accessed by the A308 and A316.

The building is adjacent to Sunbury Station which provides a regular direct service to London Waterloo.

A good range of local amenities are close by including a Tesco Extra and Sunbury Cross Shopping Centre.



## Description

Grosvenor House is a modern office building providing flexible office accommodation over 4 floors with secure car parking to the rear.

<b>Grnd Flr (LET TO GB BUILDING SOLUTIONS)</b>	<b>1,335 sq ft</b>	<b>124.0 sq m</b>
<b>1st Flr (LET TO GB BUILDING SOLUTIONS)</b>	<b>3,143 sq ft</b>	<b>292.0 sq m</b>
<b>2nd Flr</b>	<b>3,143 sq ft</b>	<b>292.0 sq m</b>
<b>3rd Flr</b>	<b>3,364 sq ft</b>	<b>312.5 sq m</b>
<b>TOTAL</b>	<b>10,985 sq ft</b>	<b>1,020.5 sq m</b>

## Amenities

- Adjacent to Station and M3
- Reception area
- Air-conditioning
- Central heating
- Good natural light
- Suspended ceilings
- Passenger lift
- Separate Male, Female & Disabled WC's
- Kitchen/Tea station
- Secure car parking

## Terms

The second and third floors are available on flexible new leases. Alternatively the entire building is available freehold subject to a lease to GB Building Solutions on the ground and first floors

**Rent** £15 per sq ft exclusive  
**Freehold** £1.65m

## Contact

**Paul Flannery** paulf@desouza.co.uk  
020 8707 3030

or our joint agent  
Vail Williams 020 8564 8300

