



Trade City Sunbury

Brooklands Close
Sunbury-on-Thames
TW16 7DX

Design & Build opportunity under
construction for warehouse /
light industrial units from
2,034 sq ft to 36,490 sq ft

**FOR SALE / TO LET
READY FOR OCCUPATION
SPRING 2012**

TRADE
c i t y

www.trade-city.co.uk/sunbury



ACCOMMODATION

Unit 1	5,027 sq ft	467 sq m
Unit 2	3,832 sq ft	356 sq m
Unit 3	3,832 sq ft	356 sq m
Unit 4	4,273 sq ft	397 sq m
Unit 5	5,479 sq ft	509 sq m
Unit 6	3,864 sq ft	359 sq m
Unit 7	3,864 sq ft	359 sq m
Unit 8	4,284 sq ft	398 sq m
Unit 9	2,034 sq ft	189 sq m
TOTAL	36,490 sq ft	3,390 sq m

All measurements are quoted on a GEA basis



GENERIC SPECIFICATION

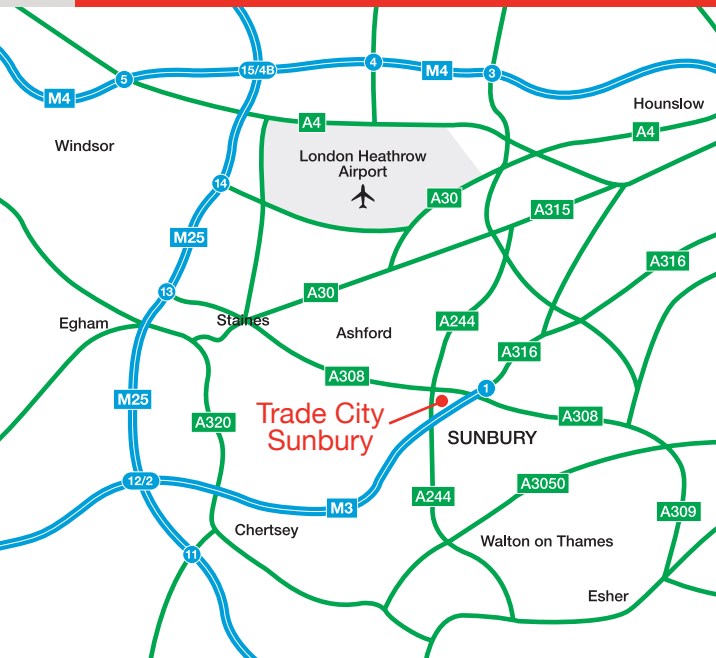
- Single bay steel portal frame
- 7.2m clear eaves height
- High quality first floor offices / mezzanine
- Excellent car parking ratio
- Minimum floor loading 37.5 kN/m²
- Electric roller shutter doors
- Quality landscaped environment



*Trade City Enfield

OCCUPIERS INCLUDE





Sat Nav: TW16 7DX

COMMUNICATIONS

- ≡ Upper Halliford Rail Station 0.4 miles
- ≡ M3, Junction 1 0.8 miles
- ≡ Sunbury Rail Station 0.9 miles
- ≡ Sunbury Town Centre 1.5 miles
- ≡ Heathrow Airport 2.9 miles
- ≡ M25, Junction 12 6.5 miles
- ≡ Central London 14 miles

LOCATION

Trade City Sunbury is located on Brooklands Close, 0.8 miles away from Junction 1 of the M3 Motorway and is in the heart of the town's established commercial area. The site is in close proximity to London Heathrow Airport, providing excellent transportation links and enhancing Sunbury as an international business location. Upper Halliford Railway Station is 0.4 miles away and has a regular service to London Waterloo, which takes just 50 minutes.

PLANNING

The site benefits from a detailed planning consent for B1 / B2 / B8 uses as per the indicated scheme.



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