



WAREHOUSE  
/ INDUSTRIAL

*Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014*

## MODERN INDUSTRIAL/WAREHOUSE

*plus OFFICE*

*5,098 sq ft (474 sq m) approx. GIA*

**TO LET**



### UNIT 7

**BROOKLANDS CLOSE • SUNBURY • TW16 7DX**

#### LOCATION:

Brooklands Close is located some 0.8 miles away from Junction 1 of the M3 Motorway being located in an established commercial district.

The site is well located for access to Heathrow Airport and the National Motorway network via the M25 and benefits from excellent transport connections generally, moreover both Upper Halliford Railway Station and Sunbury Railway Station are close by providing a regular service to London Waterloo, in approximately 50 minutes.

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: www.gascoignes.com e: enquiries@gascoignes.com**

# UNIT 7

**BROOKLANDS CLOSE • SUNBURY • TW16 7DX**

**DESCRIPTION:** The premises comprises an end of terrace industrial unit being of steel frame construction with part brick and part glazed elevations, steel clad roof, 18" eaves height, office accommodation whilst loading and parking is located directly to the front of the unit.

**AMENITIES:**

- 18" eaves height
- Office content with carpeting, lighting and heating
- Three phase electricity
- Electrically operated roller shutter door
- Kitchen
- Male/Female toilet facilities
- Car parking
- CCTV and external lighting

**ACCOMMODATION:** (all areas are gross internal and approx.)

Ground floor	Reception, production/storage offices.
First floor	Offices
<b>Total</b>	<b>5,098 sq ft (474 sq m)</b>

**TERMS:** The premises are available To Let on a new Lease for a term to be agreed.

**RENT:** **£48,500.00** per annum exclusive.

**SERVICE CHARGE:** Further details available upon request.

**LEGAL COSTS:** Each party to bear their own legal costs.

**VAT:** The premises have been elected for VAT and this will be charged on the rent.

<b>RATES:</b>	Description:	Warehouse & Premises
	Rateable value:	£39,000.00
	<b>Rates payable:</b>	<b>£18,759.00 Approx: for the year 2014/15</b>

**VIEWING:** Strictly by prior appointment through the **Sole Agents**.



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**NOTE:**

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