



**BROOKLANDS  
CLOSE**

SUNBURY-ON-THAMES | TW16 7DX

**FULLY REFURBISHED**

**UNIT TO LET**  
**10,072 ft<sup>2</sup>**



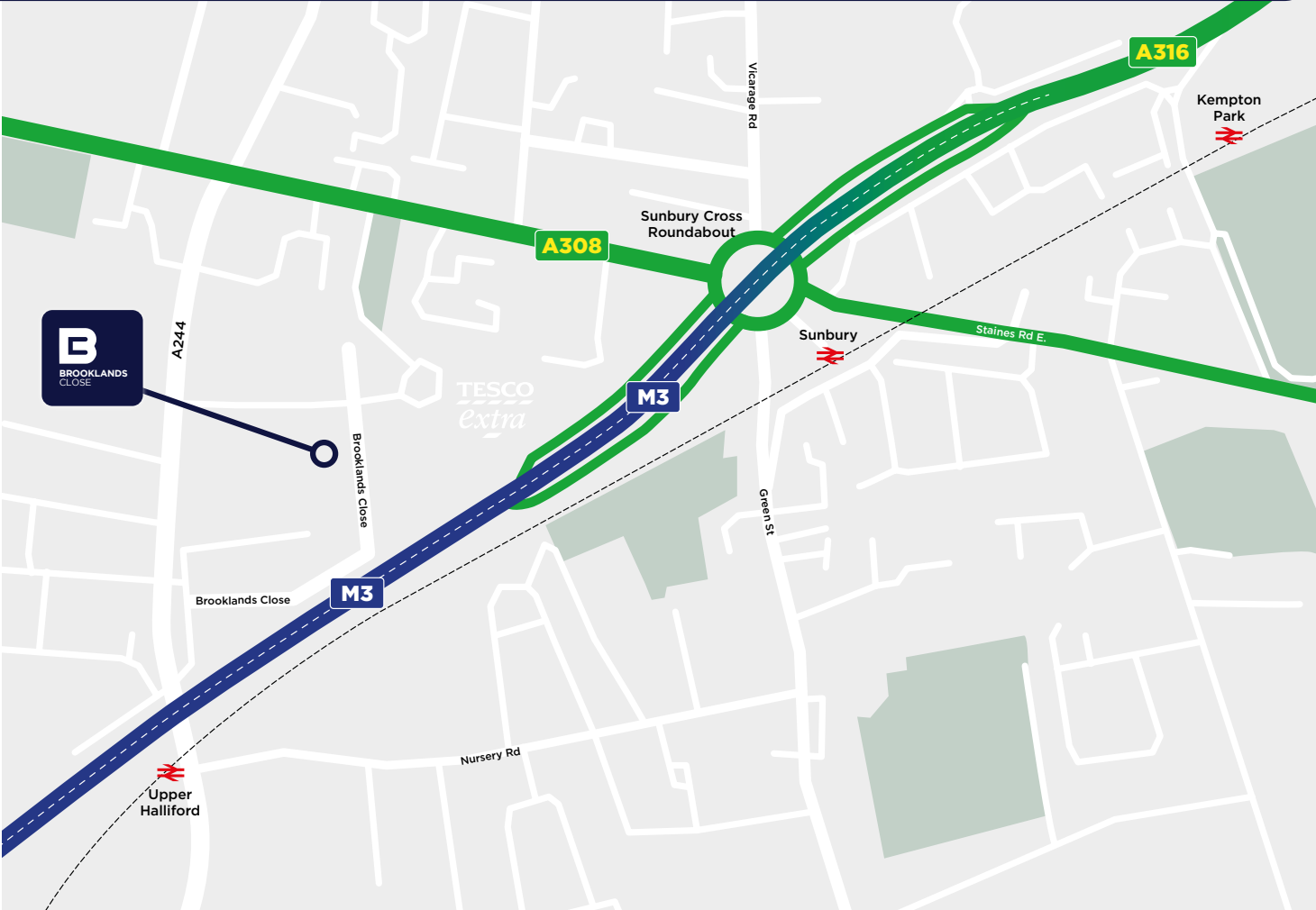
WAREHOUSE/ INDUSTRIAL UNIT WITH GROUND & FIRST FLOOR OFFICES



# LOCATION

The property is located on a modern business park in Brooklands Close, off Windmill Road in Sunbury. Junction 1 of the M3 motorway is within one mile, providing good access to Central London, the M25 (Junction 12) and Heathrow Airport.

Sunbury and Upper Halliford mainline stations are approximately a 10 minute walk from the properties and provide direct services to London Waterloo in approximately 50 minutes.



## TRAVEL

	A3/M3 - Junction 1	0.6 miles
	Heathrow Airport	4.4 miles
	M25 - Junction 13	5.1 miles
	Sunbury (British mainline)	0.6 miles
	Upper Halliford (British mainline)	0.6 miles
	Kempton Park (British mainline)	1.0 mile

Other local  
occupiers include:





**BROOKLANDS  
CLOSE**

## UNIT A12

Unit A12 comprises a modern end of terrace industrial/warehouse unit of brick elevations and a steel portal frame with ground and first floor offices, loading bay and car parking.

### ■ REFURBISHED

- Clear eaves: 5.2m rising to 6.0m
- Warehouse LED lighting
- Electric up and over loading door
- Three phase power
- Loading area & up to 8 car parking spaces
- Ground and first floor offices
- Air-conditioning to office
- Separate pedestrian entrance
- WCs
- Kitchenette

## ACCOMMODATION

The property comprises the following approximate gross external areas:

UNIT A12	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	8,957	832.1
First Floor	1,115	103.6
<b>TOTAL</b>	<b>10,072</b>	<b>935.7</b>







## BROOKLANDS CLOSE

### BUSINESS RATES

Business Rates to be reassessed following refurbishment  
– further details available from the agents.

### TERMS

A new FRI lease direct from the Landlord on terms to be agreed.

### RENT

Further details available from the agents.

### VAT

VAT is applicable.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

New EPCs will be available following refurbishment  
– further details available from the agents.



### VIEWING

Strictly through prior arrangement with joint sole agents Vail Williams or Vokins.



George O'Connor  
**07836 544 564**  
goconnor@vailwilliams.com

Maria Hoadley  
**07584 649 059**  
mhoadley@vailwilliams.com



Nick Train  
**0208 400 8889**  
n.train@vokins.co.uk

Jonty Torr  
**0208 400 8898**  
j.torr@vokins.co.uk

**MISREPRESENTATION ACT** Vail Williams and Vokins for themselves and for their vendors or lessors of these properties whose agents they are give notice that: (i) these particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of Vail Williams or Vokins has any authority to make or give any representation or warranty whatever in relation to these properties. Date prepared January 2026.

Designed by **threesixtygroup**