

**TO LET 10,021 SQ FT (931 SQ M)**

**Fully Refurbished  
Industrial Warehouse**



**Unit C**  
**Shears Way**

Sunbury-on-Thames  
TW16 7EE



## Description

Unit C Shears Way has been extensively refurbished throughout to include a new roof, new LED lighting, 7.2m eaves, new electric loading door, open plan offices at first floor, and a new kitchenette.

Externally, the unit has a generous yard with 19 car parking spaces of which 8 are serviced by EV chargers.

	SQ FT	SQ M
Ground floor warehouse	9,153.41	850.38
First floor office	867.59	80.60
<b>TOTAL GEA (approx)</b>	<b>10,021</b>	<b>930.98</b>



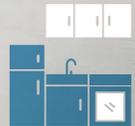
7.2m EAVES HEIGHT



SINGLE ELECTRIC LOADING DOOR



NEW ROOF WITH PV PANELS



NEW KITCHENETTE



NEW LED LIGHTING



19 CAR PARKING SPACES (8 WITH EV CHARGERS)



500kVA POWER



EPC RATING A

CENTRAL LONDON



HEATHROW AIRPORT  
- 5 MILES



M3 J1



SUNBURY  
STATION

A302 STAINES ROAD WEST

M25 J12



Unit C  
**Shears Way**  
Sunbury-on-Thames  
TW16 7EE



**Topps Tiles**

BROOKLANDS CLOSE

### Location

Shears Way 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 property and provides direct services to London Waterloo in approximately 50 minutes

Other local occupiers and amenities within the immediate area include: Tesco Extra, M&S Food Hall, Topps Tiles, Tool Station and Screwfix.



NEW ROOF WITH PV PANELS



