



Unit C3 Brooklands Close

Sunbury, TW16 7DX

**Industrial / Warehouse Unit -
TO-LET**

**Available via assignment or
new-lease direct from the
landlord**

2,971 sq ft
(276.01 sq m)

- 6.2m eaves
- 2x WC
- Air conditioning to 1st floor office
- Covered loading
- Allocated parking

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Summary

Available Size	2,971 sq ft
Rates Payable	£16,497.60 per annum
Rateable Value	£34,370
EPC Rating	Upon enquiry

Location

Junction 1 of the M3 motorway is within one mile, providing good access to Central London, the M25 (Junction 12) and Heathrow Airport.

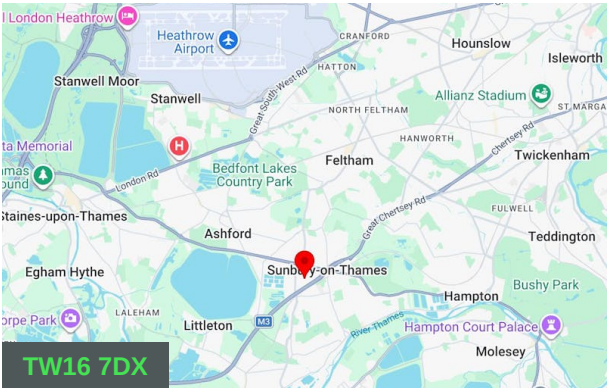
Sunbury and Upper Halliford mainline stations are approximately a 10-minute walk from the property and provides direct services to London Waterloo in approximately 50 minutes.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,866	173.36
Ground - Reception & WC	170	15.79
1st - Office	935	86.86
Total	2,971	276.01



Viewing & Further Information



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