



J2 International Business Centre

Brooklands Close, Sunbury-on-Thames, TW16 7DX

Unit J2 is a semi-detached steel portal frame construction, split between ground floor warehouse and first floor office accommodation.

8,278 sq ft
(769.05 sq m)

- To be refurbished
- 6m clear rising to 7m
- 1 loading door
- Covered loading
- Dedicated yard with 14 parking spaces
- Additional rear yard with side access

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Summary

Available Size	8,278 sq ft
Rates Payable	£61,440 per annum
Rateable Value	£128,000
Service Charge	£1.30 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Sunbury International Business Centre is an established Hi-Tec office park with on-site car parking. Unit J2 is a semi-detached steel portal frame construction, split between warehouse on the ground floor and first floor office accommodation.

Location

Located within a 5 minute drive of J1 M3, 6.5 miles of J12 M25 and within a 30 minute drive time of over 2.3m households, Unit J2 provides excellent connectivity to Heathrow and the wider UK motorway network, allowing occupiers to serve both local and national markets with ease. Whilst Central London can be reached by car in as little as 35 minutes or under an hour via the train from Sunbury Station which is within walking distance of the unit and runs regular daily services to London Waterloo Station. (48 minutes)

The centre of Sunbury-on-Thames is located less than a mile from the business park. Local occupiers and facilities include: Howard Tenens, Trans Global Logistics, Access Self Storage, Halfords, Costa Coffee, Kwik Fit, Tesco & Costco.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	5,252	487.93
1st - Office	3,026	281.12
Total	8,278	769.05

Viewings

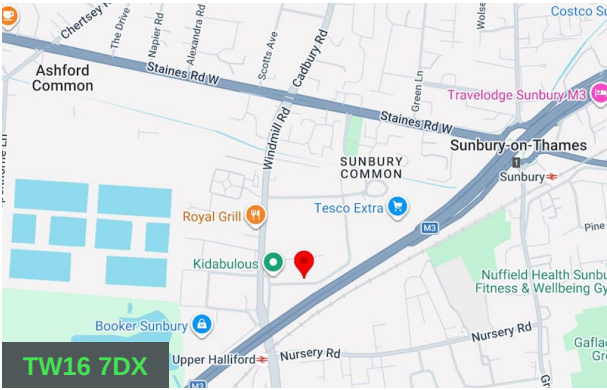
Strictly by appointment via the sole agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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