



**Units A & B, 123 Harris Way**  
Sunbury on Thames, TW16 7EL

**Industrial / Warehouse Units**

**2,423 to 4,911 sq ft**

(225.10 to 456.25 sq m)

- Available together or separately
- Min eaves 4.3m rising to 7.4m
- Roller shutter doors
- Loading bays
- 3 phase power
- Allocated parking
- Welfare facilities
- Close proximity to M3
- Walking distance to Upper Haliford Railway Station

# Units A & B, 123 Harris Way, Sunbury on Thames, TW16 7EL

## Summary

<b>Available Size</b>	2,423 to 4,911 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	Interested parties are advised to obtain this figure from the Spelthorne Borough Council
<b>Service Charge</b>	There is currently no service charge payable but should one be introduced in the future, the purchaser will be directly responsible to pay this.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

The property is located on Harris Way, off Windmill Road in Sunbury. Junction One 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 Distance

M3 (Junction 1) - 1 mile

M25 (Junction 2) - 6.9 miles

Upper Haliford Train Station - 0.3 miles

Shepperton Studios - 2.5 miles

Heathrow (Cargo Terminal) - 5 miles

Source: Google Maps

## Description

The premises comprises two industrial / warehouse units constructed of steel portal frame with brick and block elevations to a pitched roof. Each warehouse is accessed via a roller shutter door serviced by a loading bay to the front. The units benefit from 3 phase power, a max height of 7.4m and parking to the front elevation.

## Tenure

Freehold.

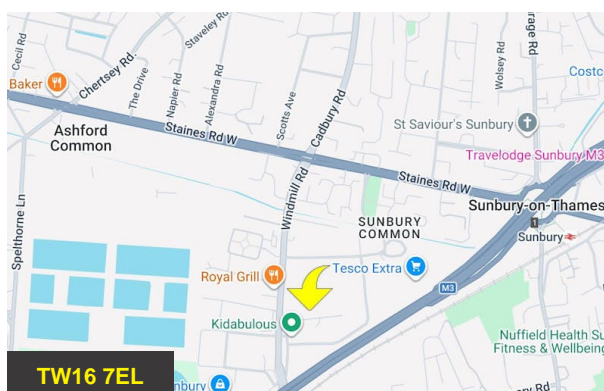
## Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Unit A	2,488	231.14
Unit B	2,423	225.10
<b>Total</b>	<b>4,911</b>	<b>456.24</b>

## Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



## Viewing & Further Information



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