



Unit C, Shears Way, Brooklands Industrial Estate, Sunbury-on-Thames, TW16 7EE

To Let
10,021 sq ft

Industrial Warehouse Facility With Car Parking The Unit Is To Undergo An Extensive Refurbishment Throughout



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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

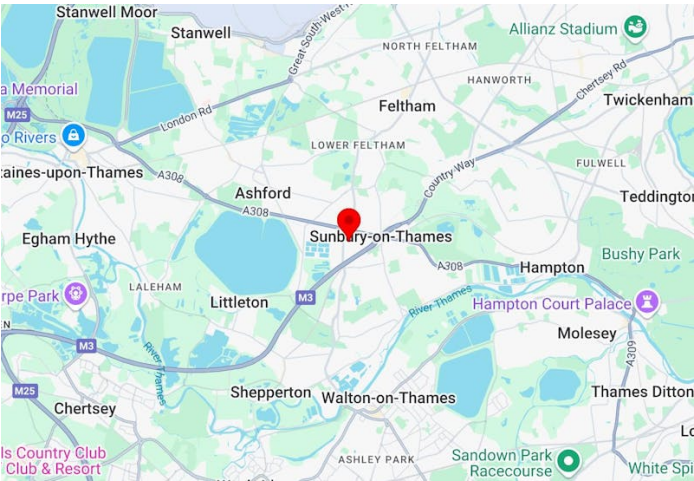
Contact & Viewings



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Description

Unit C Shears Way comprises a modern industrial / warehouse facility with car parking and loading to the front of the site. The property benefits from an eaves height of 7.2m, one electric loading door, LED lighting, offices on the first floor, new kitchenette and an excellent parking provision.

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 Hallford 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

Description	sq ft	sq m
Warehouse	9,153.41	850.38
First Floor Office	867.59	80.60
Total	10,021	930.98



Specifications

- 7.2m eaves
- Single electric loading door
- New kitchenette
- New LED lighting
- Excellent parking provision
- 800kVA

Terms

A new FRI lease for a term by arrangement is available directly from the Landlords.

Business Rates

According to the Valuation Office Agency website, the rateable value of the property £109,000. All applicants are advised to make their own enquiries through Spelthorne Borough Council local billing authority.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly through the agents