

RARE FREEHOLD OPPORTUNITY

Unit A, 123 Harris Way
Sunbury on Thames, TW16 7EL

Industrial / Warehouse Unit

2,488 sq ft

(231.14 sq m)

- Vacant possession
- Min eaves 4.3m rising to 7.4m
- Roller shutter door
- Loading bay
- 3 phase power
- Allocated parking
- Welfare facilities
- Close proximity to M3
- Walking distance to Upper Haliford Railway Station

Unit A, 123 Harris Way, Sunbury on Thames, TW16 7EL

Summary

| | |
|-----------------------|--|
| Available Size | 2,488 sq ft |
| Price | Price on application |
| Business Rates | Interested parties are advised to obtain this figure from the Spelthorne Borough Council |
| Service Charge | There is currently no service charge payable but should one be introduced in the future, the purchaser will be directly responsible to pay this. |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | 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 an industrial / warehouse unit constructed of steel portal frame with brick and block elevation to a pitched roof. The warehouse is accessed via a roller shutter door serviced by a loading bay to the front. The unit benefits from 3 phase power, a max height of 7.4m and parking to the front elevation.

Tenure

Freehold.

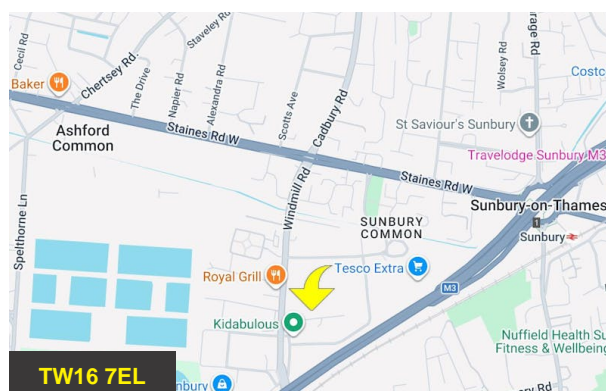
Accommodation

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

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Warehouse | 2,488 | 231.14 |
| Total | 2,488 | 231.14 |

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



Jack Pay

020 8075 1238 | 07411 576313

jp@telsar.com



Tom Boxall

0208 075 1239 | 07481 186334

tb@telsar.com