

No.5 Windmill Business Village

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



TO LET

2,098 SQ FT
(194.91 SQ M)

£30 PER SQ FT

A premium self-contained office unit with the benefit of a new meeting room, kitchen and modern furniture package.

- Refurbished
- Meeting room, kitchen and furniture
- New comfort cooling and heating
- New WC's and shower
- EPC A
- EV charging
- 8 car spaces

020 8707 3030
desouza.co.uk

Summary

Available Size	2,098 sq ft
Rent	£30 per sq ft
Rates Payable	£10 per sq ft Guide
Estate Charge	£1 per sq ft
EPC Rating	A (23)

Description

No. 5 has been comprehensively and sustainably refurbished and benefits from new air conditioning, WC's, shower and an 8-person glazed meeting room. The space has been fitted out furnished and is ready to occupy. The fit-out specification includes a stylish kitchenette with appliances, break out and collaboration space, meeting room and two phonebooths. Externally there is 8 allocated car parking spaces including a new EV charging point.

Location

Windmill Business Village, located in Sunbury-On-Thames is an established Business Park located on the corner of Windmill Road and Brooklands Close. It is conveniently located less than a mile from the M3 J1, providing excellent access to Central London and the motorway network. Upper Halliford Station is less than half a mile away and provides a regular service to London Waterloo. Sunbury Cross Shopping Centre is within a few minutes' walk and offers a good range of local amenities.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
Ground - Ground Floor	Ground	990	91.97
1st - First Floor	1st	1,108	102.94
Total		2,098	194.91

Specification

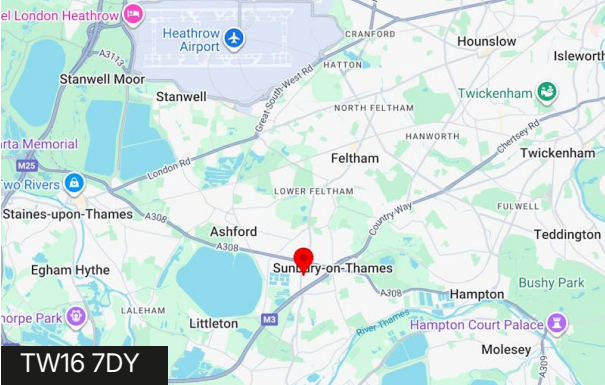
- Fully Fitted Meeting Room
- 2x Phone Pods
- Break Out Area
- Kitchen with Appliances
- Shower
- 3x WC's
- New Air-conditioning
- 8 car parking spaces
- EV Charger
- EPC A

Viewings

By appointment with De Souza.

Terms

Available on a new lease direct with the Landlord.



Viewing & Further Information



Paul Flannery
020 8707 3030 | 07946 422 920
paulf@desouza.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/09/2025