

# TO LET ON FLEXIBLE TERMS

**Ground Floor Air-Conditioned Business Space**  
**7,335 sq. ft. (681.4 sq. m)**

## **SUNBURY INTERNATIONAL BUSINESS CENTRE** **BROOKLANDS CLOSE** **SUNBURY ON THAMES**

### LOCATION

Sunbury International Business Centre is an established Hi-Tec and Office Park strategically located adjacent to Junction 1 of the M3 Motorway.

Junction 12 of the M25 is a 6 mile drive to the west, and Heathrow Airport is easily reached being only 5 miles to the north of the property.

Sunbury benefits from South West Train services, and Upper Halliford Station, a short walk from the property, has half hourly services to and from Waterloo via Richmond or Kingston.

The property is located on Brooklands Close, and surrounding occupiers include T Mobile (One 2 One) and Friends Provident.



### ACCOMMODATION

Based on the ground floor, the accommodation measuring approximately 7335 sq. ft. will provide a refurbished open-plan layout benefiting from access via the main reception and by entry-phone. Double doors provide independent access from the car parking area as well as access to a landscaped courtyard.

The accommodation has the following:

- Air Conditioning
- Suspended Ceilings with integral lighting
- 30 car parking spaces (1:245 sq. ft.)

### LEASE

The accommodation is available to let on a new FR&I lease on flexible terms by arrangement.



RENT	RATEABLE VALUE	SERVICE CHARGE
£17.50 psf	£94,000	£3.50 psf

### VIEWING

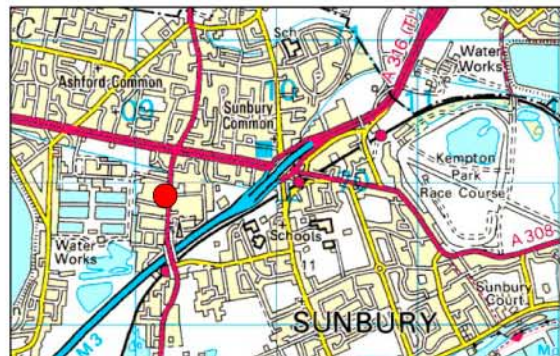
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**SUBJECT TO CONTRACT**