



Rent £65,000 Per annum

Size 3,595 Square feet

Ref #2957

Address

Address: Unit 3, Trade City, Brooklands Close

Postcode: TW16 7DX

Town: Sunbury on Thames

Area: Middlesex

Location

Trade City is a popular estate on Brooklands Close, less than 1 mile from Junction 1 of the M3 motorway. Upper Halliford train station is 0.4 miles away.

Description

Modern mid terrace light industrial/ warehouse unit to let- early viewings recommended!

The unit is steel portal frame construction and built in 2012 and ideally located in the heart of the town's established commercial area.

The main warehouse measures approximately 279 sq meters (3003 sq ft) and has an electric roller shutter door (approx. 4.5 meters in height). Clear eaves height of approximately 7.2 meters. There is a disabled WC with shower located on the ground floor.

The first floor comprises a bright open plan office area which is carpeted.

The unit also benefits from four parking spaces.

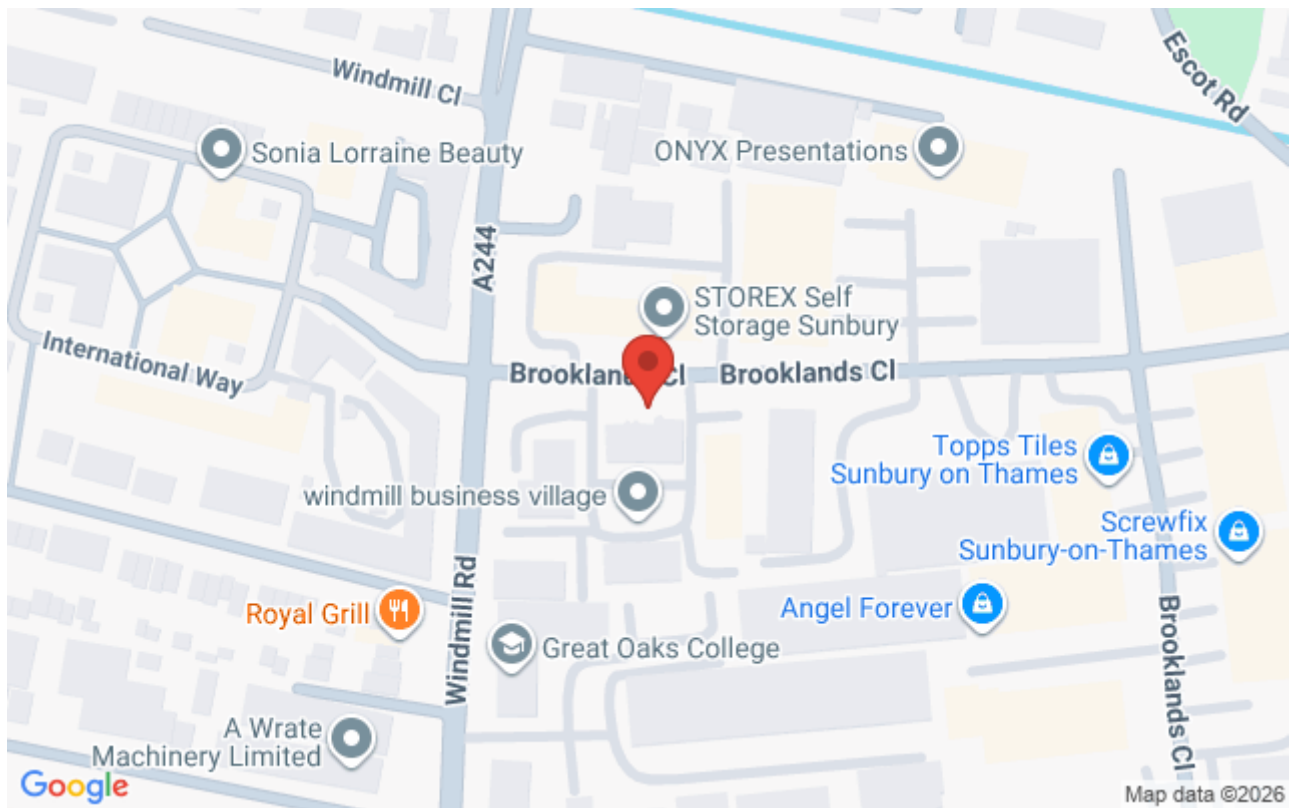
General Information

Tenure:	Leasehold
Rent:	£65,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £35,500, payable at the prevailing rate.
Lease details:	New lease for a term to be agreed

Features

- ✓ Demised parking
- ✓ Disabled toilet
- ✓ Electric roller shutter
- ✓ Close to motorway
- ✓ Close to station
- ✓ Popular trading estate

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

