

59 Staines Road West Sunbury on Thames TW16 7AG



2,241 Sq. ft (224.9 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ www.michaelrogers.co.uk

Location:

The property is located on Staines Road West, in Sunbury on Thames. The commercial unit forms part of a parade of units which are a mixture of offices and retail and set back from the main road.

Main occupiers in the area include Premier Inn, Marks and Spencer, Farmfoods, Subway, KFC and William Hill. Sunbury Cross Shopping Centre is located on the other side of the road from the property.

Description:

The premises are arranged over ground floor and are in shell condition with capped services. Parking may be available by negotiation.

Accommodation:

| Floor | Sq Ft | Sq M |
|-----------------|-------|-------|
| Ground | 2,421 | 224.9 |
| Total (Approx.) | 2,421 | 224.9 |

Terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£50,000 per annum exclusive.

Business Rates:

To be assessed.

Energy Performance Certificate:

C72.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:

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Subject to Contract October 2024

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