

COMMERCIAL PROPERTY CONSULTANTS  
33 CAVENDISH SQUARE, LONDON W1G 0PW  
TEL: 020 7493 8338 FAX: 020 7182 4100



## **TO LET**

SELF CONTAINED TWO STOREY OFFICE BUILDING  
APPROXIMATELY 1,050 SQ FT (98 SQ M)  
112 WINDMILL ROAD, SUNBURY-ON-THAMES, MIDDLESEX TW16 7HB

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### **LOCATION:**

The premises are situated between Dolphin Road North and Lincoln Way, fronting Windmill Road. Staines Road West (A308) is approximately ¼ mile, as is Upper Halliford Station, and junction 1 of the M3 Motorway is approximately ¾ mile.

**DESCRIPTION:**

The premises comprise a two storey self contained office building offering flexible space. Each floor has three rooms and the offices benefit from carpeting, gas fired central heating, suspended ceiling with category II lighting and spot lights, window blinds, part double glazed and air conditioning units. There are male and female wcs to each floor and a kitchenette to the ground floor.

The offices have 5 parking spaces to the front.

**ACCOMMODATION:**

Ground floor	<b>475 sq ft approx (44 sq m)</b>
First floor	<b><u>575</u> sq ft approx (<u>54</u> sq m)</b>
	<b><u>1,050</u> sq ft approx (<u>98</u> sq m)</b>

**TERMS**

Lease: The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed.

Rent: £14,000 per annum exclusive.

**RATES:**

The rates payable for the current year (2011 / 2012) equate to approximately £5,000 pa.

**LEGAL COSTS:**

Each side to be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through sole agents:

DIAMOND ASSOCIATES  
33 CAVENDISH SQUARE  
LONDON  
W1G 0PW

TEL: 020 7493 8338

Email: [gary@diamondasoc.co.uk](mailto:gary@diamondasoc.co.uk)

(VAT, where applicable, may be added to any rents and prices quoted)

SUBJECT TO CONTRACT

(01/2012)

[www.diamondassoc.co.uk](http://www.diamondassoc.co.uk)