

**RARE FREEHOLD OPPORTUNITIES**

Units A & B, 123 Harris Way
Sunbury on Thames, TW16 7EL

Industrial / Warehouse Units

2,423 to 4,911 sq ft

(225.10 to 456.25 sq m)

- Available together or separately
- Min eaves 4.3m rising to 7.4m
- Roller shutter doors
- Loading bays
- 3 phase power
- Allocated parking
- Welfare facilities
- Close proximity to M3
- Walking distance to Upper Haliford Railway Station

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Summary

Available Size	2,423 to 4,911 sq ft
Price	£1,200,000
Business Rates	Interested parties are advised to obtain this figure from the Spelthorne Borough Council
Service Charge	There is currently no service charge payable but should one be introduced in the future, the purchaser will be directly responsible to pay this.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on Harris Way, off Windmill Road in Sunbury. Junction One of the M3 motorway is within one mile, providing good access to Central London, the M25 (Junction 12) and Heathrow Airport. Sunbury and Upper Halliford mainline stations are approximately a 10 minute walk from the properties and provide direct services to London Waterloo in approximately 50 minutes.

Travel Distance

- M3 (Junction 1) - 1 mile
- M25 (Junction 2) - 6.9 miles
- Upper Haliford Train Station - 0.3 miles
- Shepperton Studios - 2.5 miles
- Heathrow (Cargo Terminal) - 5 miles

Source: Google Maps

Description

The premises comprises two industrial / warehouse units constructed of steel portal frame with brick and block elevations to a pitched roof. Each warehouse is accessed via a roller shutter door serviced by a loading bay to the front. The units benefit from 3 phase power, a max height of 7.4m and parking to the front elevation.

Tenure

Freehold.

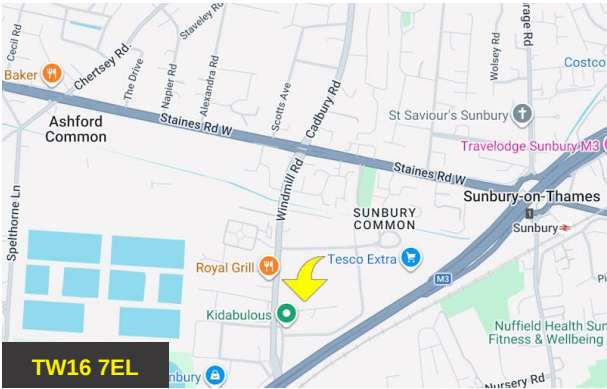
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Unit A	2,488	231.14
Unit B	2,423	225.10
Total	4,911	456.24

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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