

Industrial

# UNIT J2 | INTERNATIONAL BUSINESS CENTRE, SUNBURY

Brooklands Close, Sunbury-on-Thames, TW16 7DX

## UNIT J2 | 7,627 SQ FT

Refurbished industrial unit with office accommodation

At 7,627 sqft, Unit J2 is a semi-detached steel portal frame construction, split between warehouse on the ground floor and office accommodation on the first, with ample car parking provision to the rear. The unit also benefits from vehicle loading to the front, electric roller shutter door, passenger lift, and heating and lighting throughout.

Lease Type

New



### Unit Summary

- Office Accommodation
- Dedicated Car Parking
- Electric Roller Shutter Door
- Steel Portal Frame
- LED Lighting
- Premier Industrial Location

### Occupational Costs

|                    | Per Annum   | Per Sq Ft |
|--------------------|-------------|-----------|
| Rent               | £164,400.00 | £21.56    |
| Rates              | £61,440.00  | £8.06     |
| Maintenance Charge | £9,915.10   | £1.30     |
| Insurance          | £2,288.00   | £0.30     |
| Total Cost         | £238,043.10 | £31.21    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: [unit.info/U1P0100035](http://unit.info/U1P0100035)

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## Location

Located off the A308, close to the Junction with the M3 Motorway.



Road  
M3: 1 mile



Airport  
Sunbury: 1 mile



Rail  
Heathrow: 4 miles

## Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (74)                                                                                             |



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## Key Contact



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Asset Manager

"Alfie is an Asset Manager based in the South."



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