

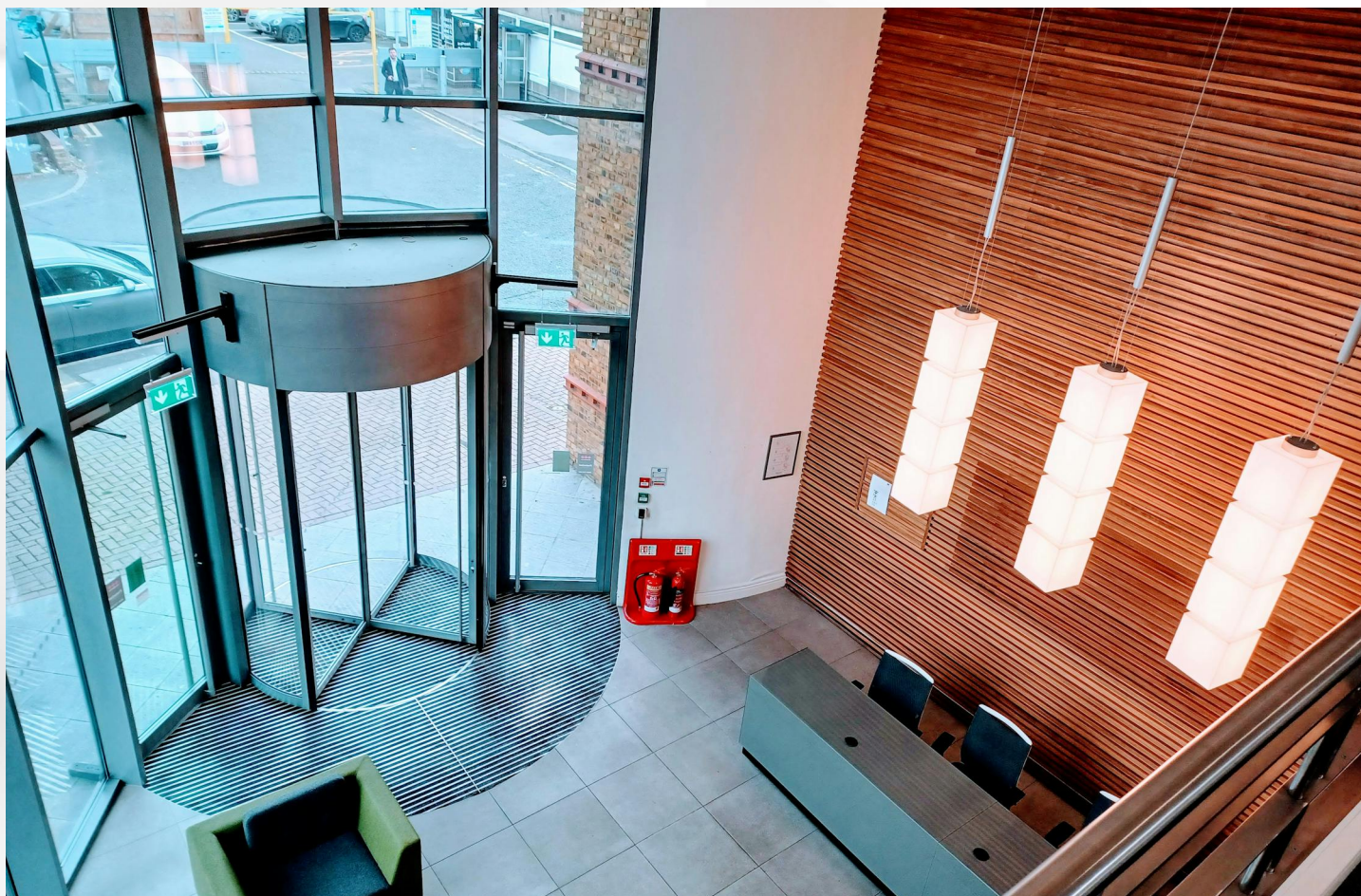
# SUNBURY-ON-THAMES

Elmbrook House, 18-19  
Station Road, TW16 6SU

Lambert  
Smith  
Hampton



Vail  
Williams



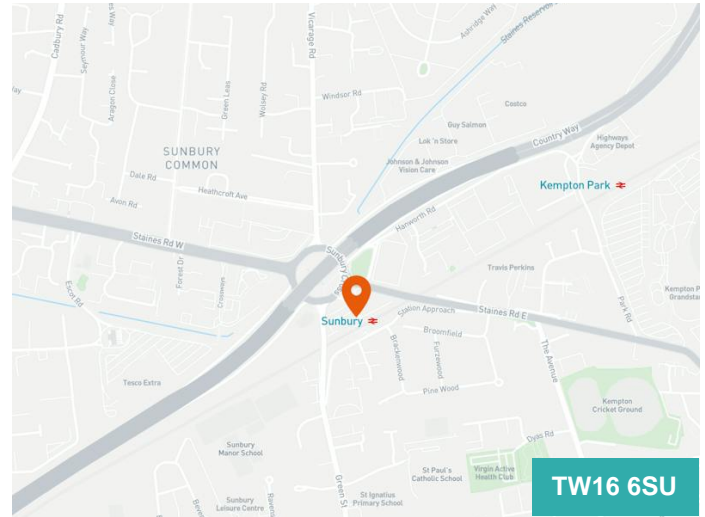
## OFFICE TO LET

**6,046 SQ FT**

- Self Contained Building
- 91 Parking Spaces (Excellent Ratio of 1:214 sq ft)
- LED Lighting / VRF Air Conditioning
- Part Fitted Space Available Adjacent to Sunbury Train Station

**Prominent, Affordable, Self-Contained Office next to Sunbury Station with 91 Parking Spaces (1:214 sq ft)**

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## Summary

<b>Available Size</b>	6,046 sq ft
<b>Rent</b>	£26.50 per sq ft
<b>Rates Payable</b>	£11.17 per sq ft Based on April 2023 VOA Listing
<b>Rateable Value</b>	£425,000
<b>Service Charge</b>	£8.70 per sq ft Building Service Charge
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (38)

## Description

A unique opportunity to acquire the leasehold interest in an affordable self-contained headquarter building adjacent to Sunbury Train Station. The building benefits from an extensive refurbishment carried out in 2016, flexible floor plates and a private split level car park. The property is available partially fitted or can be cleared upon request, we would consider interest in the property on a floor-by-floor basis.

## Location

Elmbrook House is situated in a prime location just one minute away from the M3, and adjacent to Sunbur train station allowing easy access to and from

Heathrow (5 miles North) and Central London (just 15 miles). Sunbury station has direct trains to London Waterloo (c. 50 mins), attracting staff from a number of locations on that line. Elmbrook House is the most accessible office building in the town centre. The property also benefits from close proximity to the various amenities in the town; Sunbury Cross Shopping Centre, the main mixed use retail and leisure scheme is only a 5 minute walk (0.2 miles) a good retail centre with occupiers such as M&S Food Hall, a Boots Pharmacy, a Costa Coffee, Gym Group as well as further national and local retailers.

Sunbury-on-Thames benefits from exceptionally close proximity to Heathrow Airport, just 5 miles to the north. There is a frequent bus service that provides a link from Sunbury-on-Thames train station to London Heathrow via bus routes 255 / 235 & 285.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Offices	6,779	629.79	Let
1st - Office	6,044	561.51	Let
Ground - Office and breakout space	6,046	561.69	Available
Ground - Reception	611	56.76	Available
<b>Total</b>	<b>19,480</b>	<b>1,809.75</b>	

## Viewings

Strictly by prior arrangement through the joint agents



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