

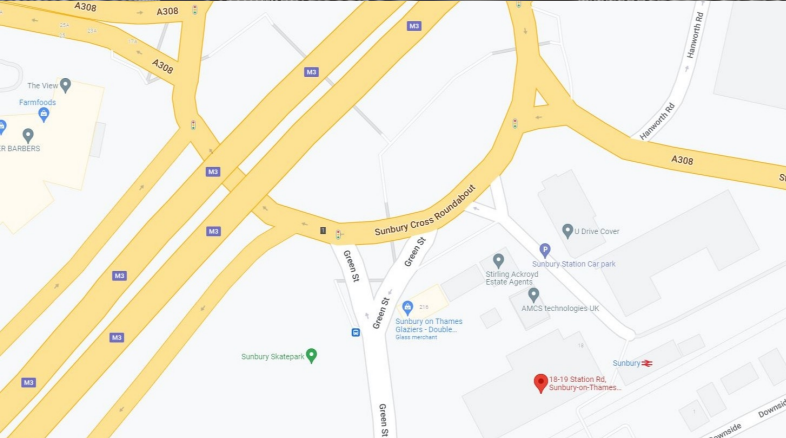


Elmbrook House, 18-19 Station Road, Sunbury-on-Thames TW16 6SB

**TO LET**

Affordable, Self-Contained Offices  
91 Parking Spaces - Ratio 1:214 sq ft

**6,000 Sq Ft  
(557 Sq M)**



## LOCATION

Elmbrook House is situated in a prime location one minute away from the M3, and adjacent to Sunbury train station allowing easy access to and from Heathrow (5 miles North) and Central London (only 15 miles). Sunbury station has direct trains to London Waterloo (c. 50 mins).

## 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 made vacant upon request, we would consider interest in the property on a floor-by-floor basis.

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

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
2nd	6,779	630
1st	6,044	561
Ground	6,046	562
Reception	611	57
<b>Total</b>	<b>6,000</b>	<b>557</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

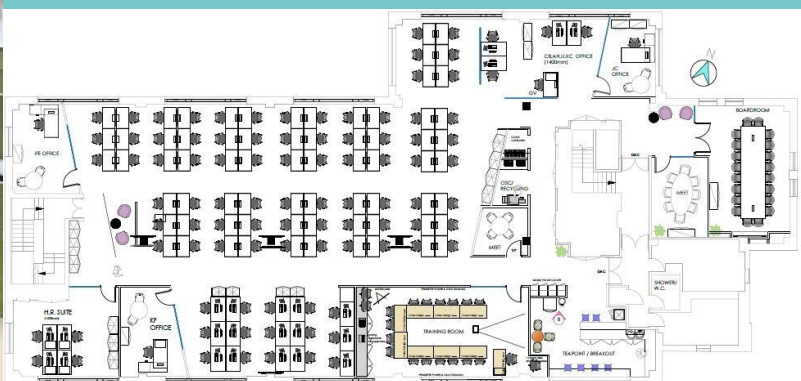
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

New lease available immediately direct from the Landlord.

EPC B (38)



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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