

**59 Staines Road West
Sunbury on Thames
TW16 7AG**



2,241 Sq. ft (224.9 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located on Staines Road West, in Sunbury on Thames. The commercial unit forms part of a parade of units which are a mixture of offices and retail and set back from the main road.

Main occupiers in the area include Premier Inn, Marks and Spencer, Farmfoods, Subway, KFC and William Hill. Sunbury Cross Shopping Centre is located on the other side of the road from the property.

Description:

The premises are arranged over ground floor and are in shell condition with capped services. Parking may be available by negotiation.

Accommodation:

Floor	Sq Ft	Sq M
Ground	2,421	224.9
Total (Approx.)	2,421	224.9

Terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£50,000 per annum exclusive.

Business Rates:

To be assessed.

Energy Performance Certificate:

C72.

Anti Money Laundering:

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For further information please contact sole agents:**Michael Rogers LLP**

Niall Christian – 020 8332 4591
niall.christian@michaelrogers.co.uk

Joshua Thompson- 07599 107005
joshua.thompson@michaelrogers.co.uk

Subject to Contract October 2024

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