TO LET

49.2 SQ. M (530 SQ. FT) APPROX.

79 STAINES ROAD WEST, SUNBURY ON THAMES TW16 7AH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

www.snellers.com

020 8977 2204

- **GROUND FLOOR OFFICE**
- **PARKING TO THE REAR**
- **NEW LEASE AVAILABLE**
- **PROMINENT LOCATION**

79 STAINES ROAD WEST, TW16 7AH

LOCATION

The property is located on Staines Road West which provides immediate access to the A316 and M3 motorway at the Sunbury Cross roundabout.

Nearby facilities include a local shopping parade with a number of independent shops, cafes and a post office. Premier Inn and The Sunbury Cross shopping centre are on the opposite side of the dual carriageway and Sunbury on Thames railway station is approximately half a mile.

DESCRIPTION

The property comprises a ground floor office with glass frontage currently operating as a solicitors office.

The office is partitioned to provide a reception area and two separate offices and there is a kitchenette and WC to the rear.

There is access from the rear to one allocated parking bay.

ACCOMMODATION

The property has an approximate net internal floor area of 49.2 sq. m (530 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£14,000 per annum

BUSINESS RATES

2017 Rateable Value: £8,800

Tenants may qualify for 100% relief and for confirmation of rates payable, please contact the business rates department of Spelthorne Borough Council.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

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