

SUNBURY CROSS HOUSE

79 STAINES ROAD WEST
SUNBURY-ON-THAMES, MIDDLESEX

14,900 SQ FT (1,384 SQ M)





Ground Floor - Show Suite

ACCOMMODATION

The building provides three floors of open plan, air conditioned office space with reception and lift access to upper floors.

Ground floor*	4,538 sq ft	421.58 sq m
First floor	5,181 sq ft	481.30 sq m
Second floor	5,181 sq ft	481.30 sq m
Total area	14,900 sq ft approx	1348.18 sq m

* An additional self contained ground floor suite of 480 sq ft is leased to Alan Charles Booth for a term of 99 Years from 29 September 1980 at a peppercorn. In turn it is sublet to Mr Sethi, a local solicitor.

FEATURES

AIR CONDITIONING

SUSPENDED CEILINGS WITH CAT II LIGHTING

RAISED FLOORS

PASSENGER LIFT

52 CAR SPACES 1:287 sq ft

WCs ON EACH FLOOR

LOCATION

Sunbury Cross House is situated on Staines Road West at the junction with the M3 and the A316 and is a 5 minute walk from Sunbury Station (average 48 minutes to London Waterloo). Opposite is the Sunbury Cross Shopping Centre with retailers such as Marks & Spencer Simply Food, Boots and Laura Ashley.



TENURE

For sale freehold, alternatively, consideration may be given to letting the building, terms on request.

The building may be suitable for other uses, subject to Planning.

VIEWING

Strictly by appointment through joint sole agents:

Andrew Rosen



46 Blandford Street, London W1U 7HT

Anna Sait/Andrew Cave



Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2008)