

69 - 71 WINDMILL ROAD, SUNBURY UPON THAMES TW16 7DT

DETACHED FREEHOLD OFFICE WITH DEVELOPMENT POTENTIAL (STP)
FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



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SUMMARY

- Freehold detached two storey office building on a site of approximately **0.43 acres**.
- Established residential and commercial location.
- Net internal area: 658.7 sq.m (7,090 sq. ft) Approx.
- Gross internal area: 795.5 sq.m (8,563 sq. ft) Approx.
- Full planning permission was granted in September 2017 (now expired) for the extension and alteration of the property to provide 14 residential apartments (12 x 2 beds and 2 x 3 beds). Spelthorne planning reference: 17/00366/FUL.
- No affordable housing requirement.
- **OFFERS INVITED IN THE REGION OF £1,6M FOR THE FREEHOLD INTEREST WITH VACANT POSSESSION.**

DESCRIPTION

The property comprises a two storey detached building currently fitted out as offices on both floors. There is a parking area to the front of the property providing approximately 30 parking spaces.

The building has been fully refurbished to a high standard and the first floor is currently partitioned to provide 6 office suites and shared kitchen facilities. There are male and female toilet facilities on the first floor landing. The ground floor provides a reception, open plan and partitioned offices as well as a loading/storage area, WC's and kitchen.



LOCATION

The property is conveniently situated off Windmill Road (A244), Sunbury on Thames, within one mile of the M3 (Junction 1) providing access to Central London and the M25. The property is also well located for Heathrow Airport, being just over 4 miles away. Upper Halliford railway station is within 600 metres and Sunbury railway station is under 1 mile away, both providing a direct service to London Waterloo.

ACCOMMODATION

The building has the following approximate net internal floor areas:

	SQ. M	SQ. FT
Reception	32.79	353
Loading/Storage Area	28.61	308
Ground Floor	275.36	2,964
First Floor	321.90	3,465
TOTAL	658.66	7,090

Gross Internal Floor : 795.5 sq. m (8,563 sq. ft)

AMENITIES

- Attractive glass partitioning
- Central heating
- Carpeting
- Comfort cooling/heating
- Passenger lift (not currently commissioned)
- Reception area
- Approximately 30 parking spaces



PLANNING

The property has Class E (Office) Use. The Local Authority is Spelthorne Borough Council.

Permitted Development approval was granted in September 2016 (now expired) for conversion of the offices to 16 residential apartments (4 x 1 beds and 12 x 2 beds). Spelthorne planning reference: 16/01179/PDO

Full planning permission was granted in September 2017 (now expired) for the extension and alteration of the property to provide 14 residential apartments (12 x 2 beds and 2 x 3 beds) with associated parking and landscaping. Spelthorne planning reference: 17/00366/FUL

BUSINESS RATES

The property has been assessed to provide a number of individual listings with further details upon request.

ENERGY PERFORMANCE RATING

Energy Rating: D81—Expiry October 2024

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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