

Secure Open Storage Site

SUB-LEASE in Lower Sunbury



Campaspe Trading Estate, Fordbridge Road

Lower Sunbury, TW16 6AX

6,509 SQ FT (604.70 SQ M)

- Secure Site
- Trade Counter (3,066 sq ft)
- Warehouse (3,443 sq ft)
- Lean-to (1,873 sq ft)
- Kitchen and WC's
- Parking
- Water and Power on-site
- 24/7 Access

LEASEHOLD ■ SECURE OPEN STORAGE SITE



6,509 SQ FT (604.70 SQ M)

Accommodation

AREAS	SQ FT	SQ M
Warehouse / Trade Counter	6,509	604.70

All measurements are approximate and on a gross internal basis (GIA)

LOCATION

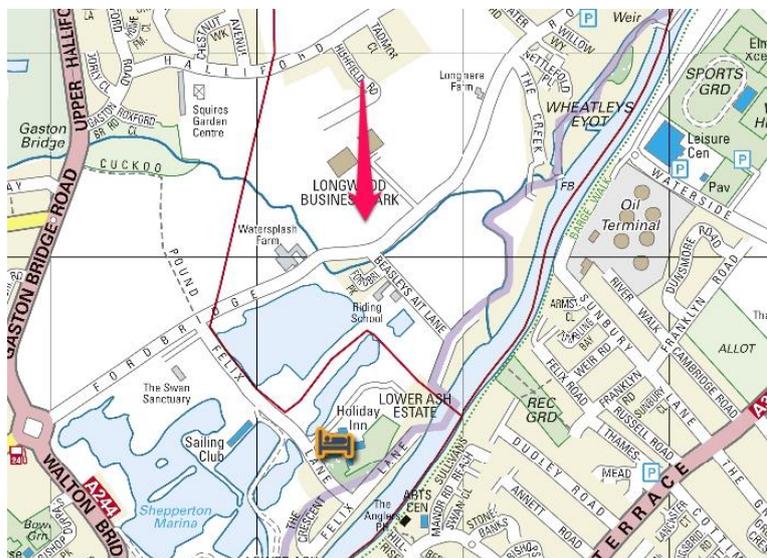
The site is situated on Fordbridge Road which is less than 2 miles from M3 (Junction 1) with good access to Sunbury and the motorway networks. Shepperton town centre and train station are 1.5 miles away.

SAT NAV: [TW16 6AX](#)

TRAVEL DISTANCES

	Miles
M25 Junction J11	5.2
M3 Junction J1	2
Shepperton Town Centre	1.5
Shepperton Train Station	1.5

Source: Google Maps



DESCRIPTION

A 0.6 acres site with perimeter fencing and 24 hours access. The surface is concrete and previously used by a timber merchants.



Indicative outline

TENURE

Sub-lease – The property is available on a sub-lease until 18th August 2027. The lease is within the provisions of the landlord and tenant act (1954 Part II as amended)

PRICE

Passing Rent– Rent review date 19/09/2019
£75,000 per annum
(All prices are subject to VAT)

LEGAL COSTS

Each party to bear their own legal costs.

Property Ref: [30496](#)

For further information or to arrange a viewing, please contact:

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