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Ref: 5706

FREEHOLD OPPORTUNITY



FOR SALE

45,799 sq ft (4,255 sq m)

Integrus House
91 –105 Staines Road West
Sunbury on Thames
TW16 7AE

TEL: 020 8707 3030

www.desouza.co.uk

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of V.A.T unless otherwise stated.

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Location

Integris House is prominently situated on the A308 Staines Road West in Sunbury, close to the Sunbury Cross roundabout and Junction 1 of the M3 and A316 into London. The building is on the corner of Green Lane and Staines Road West. Heathrow Airport is approximately 10 miles away via the Staines Road West.

Local amenities are excellent with the Sunbury Cross Shopping Centre opposite providing Marks & Spencer, Boots and other retailers.

Sunbury main line station is within 500 metres of the building with an approximate time of 48 minutes to London Waterloo.

Description

Integris House is a four-storey building comprising 45,799 sq ft including a large basement and parking for 114 cars over two levels at the rear. The ground floor could be suitable for a number of alternative uses, subject to planning, as it has an excellent floor to ceiling height and the basement provides useful storage with two small loading doors from the car park. The upper floors provide office accommodation, some of which has been refurbished.

Amenities

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| <ul style="list-style-type: none">• Reception• Lift• Air conditioned in part• Suspended ceilings with Cat II lighting in part• Perimeter trunking | <ul style="list-style-type: none">• 114 car parking spaces• Useful basement storage with small loading doors• Ground floor with excellent floor to ceiling height & raised floor• Building could be suitable for alternative uses, subject to planning |
|---|---|

Terms

The Freehold is available with vacant possession.
Guide price - £6 million

Contact

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