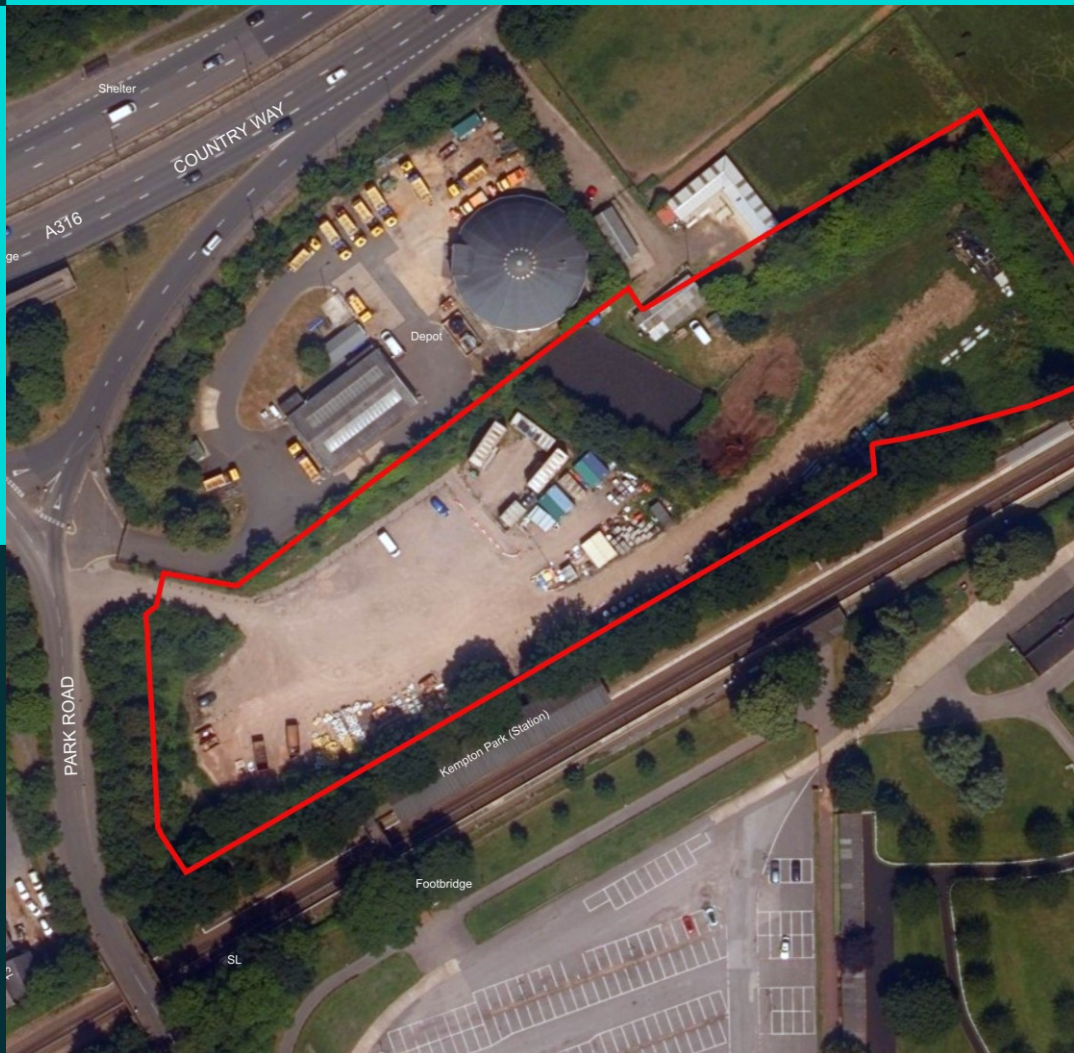


## TO LET Secure Yard

Yard at Park Road, Sunbury on Thames  
London TW16 5BX



### Contact

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## Location

The property is located on Park Road just off the A316, close to junction 1 of the M3 in Sunbury on Thames approximately 15 miles west of central London.

The site is to the north of Kempton Park racecourse and is next to Kempton Park railway station. Nearby occupiers include Travelodge, Costco and Jaguar/Land Rover.

## Description

This secure storage site extends to 1.157 hectares (2.86 acres). Part of the site is tarmacked with the rear being compacted earth. The area of the site hatched blue on the plan is subject to a restriction on any construction on the site along with weight limits on storage, to protect underground pipes. Further details available upon request.

NB. Our client has previously retained part of the site for additional parking on race days. Areas and exact use to be discussed.

## Accommodation

The site area is approximately:

	Hectare	Acre
<b>Total Site Area</b>	<b>1.157</b>	<b>2.86</b>

Note: The site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Terms/Tenure

Leasehold.

The property is available on a new lease for an initial term of 3 years. Please note the freehold is not available.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Rating

At present the property is assessed as part of a larger assessment and will be re-assessed on occupation.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

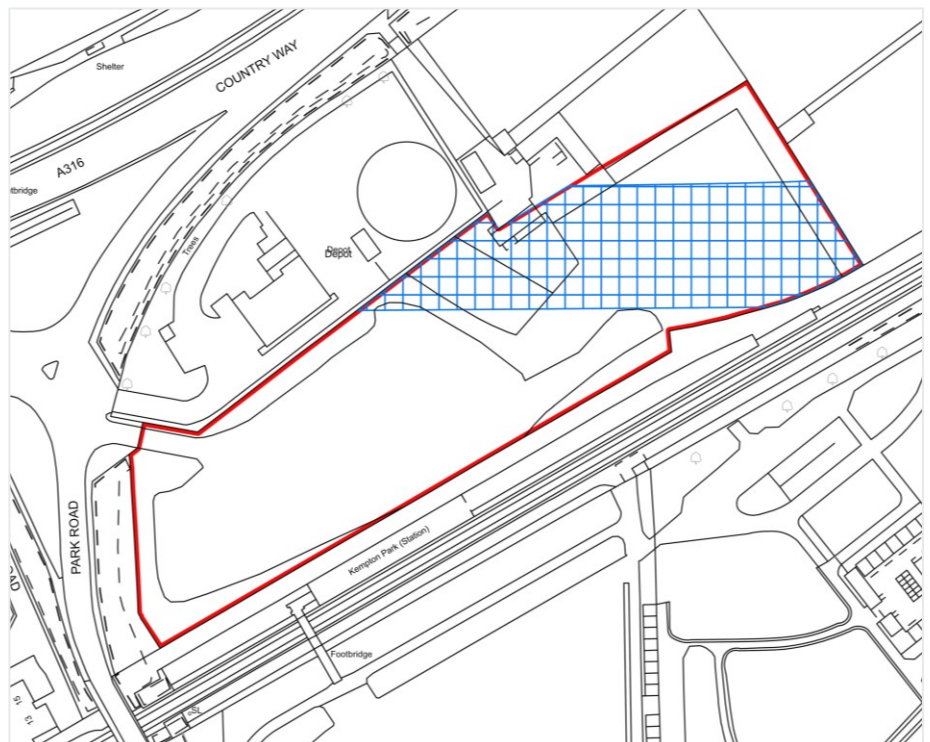
Strictly by appointment with the agent only.

**Secure yard located just off M3 J1/A316**

**Accessible from both carriageways**

**Part tarmac, part open ground**

**Note: Freehold is not available**



**1.157 ha  
(2.86 ac)**



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