



INDUSTRIAL / WAREHOUSE PREMISES

TO LET



Key Benefits

- 6.1m eaves
- 24 Hour access
- Loading to front and rear
- LED Lighting
- 3 Phase power
- Ground level access doors
- To be Refurbished

WAREHOUSE UNIT (TO UNDERGO REFURBISHMENT)

**UNIT C1, DOLPHIN ESTATE, WINDMILL ROAD,
SUNBURY ON THAMES, MIDDLESEX, TW16 7HE**

20,461 sq ft (1,900.87 sq m)

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Offices at:

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Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



UNIT C1, DOLPHIN ESTATE, WINDMILL ROAD, SUNBURY ON THAMES, MIDDLESEX, TW16 7HE

LOCATION

The Dolphin Estate is located off Windmill Road, Sunbury, and approximately 1.2 miles from Junction 1 of the M3. Junction 12 of the M25 is 6.5 miles away. The estate is within walking distance from Upper Halliford and Sunbury railway stations.

Location / Distances

Heathrow Airport	4.8 miles
M3 (J1)	1.2 miles
M4 (J3)	6.2 miles
M25 (J12)	6.5 miles
Upper Halliford Rail Station	0.5 miles
Sunbury Rail Station	1.2 miles
Tesco Extra (Sunbury)	1 mile
Central London	15 miles

SPECIFICATION

Offices:

- * Suspended ceilings
- * LED Lighting
- * Perimeter trunking
- * New heating system
- * New WC's

Warehouse:

- * 6.1m eaves height
- * Steel portal frame construction
- * 3 level access doors
- * Loading doors to front & rear

TERMS

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

On application

RATES

On application

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – C65

ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT ²	M ²
Ground Floor	19,407	1,802.95
Original First Floor	1,054	97.92
TOTAL	20,461	1,900.87

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Chartered Surveyors