

DOLPHIN ESTATE UNIT C1

SUNBURY-ON-THAMES
TW16 7HE

21,710 sq ft of high specification
industrial / logistics space

**AVAILABLE
FROM Q1 2027**

[Click to visit website](#)

**UNDER EXTENSIVE
REFURBISHMENT**





UNIT C1
21,710 SQ FT

HEATHROW
4.4 MILES · 12 MINS

CENTRAL LONDON
16 MILES · 35 MINS

J1 M3
1.2 MILES · 4 MINS

J12 M25
6.5 MILES · 10 MINS

UPPER HALLIFORD
STATION

1.2 MILES FROM J1 M3
360 DEGREE HGV ACCESS
24HR SITE ACCESS

LOCATED WITHIN A WELL
ESTABLISHED LOGISTICS LOCATION
WITHIN 8 MINUTE WALK TO UPPER
HALLIFORD STATION

AN ESTABLISHED LOCATION

Unit C1 comprises 21,710 sq ft of industrial/warehouse space. The building is due to be refurbished and will benefit from modern features such as Solar PV roof panels, LED lighting throughout and EV charging points.

Located within a well established logistics location, within a 30 minute drive time of over 2.3m households and just 4 minutes from J1 M3, providing excellent connectivity to Heathrow and the wider UK motorway network.



Indicative image




Indicative image





Indicative image





SPECIFICATION


-  150 kVa power supply


-  EPC A


-  6.1m eaves height


-  3 level access loading doors

-  Solar PVs

-  EV charging points

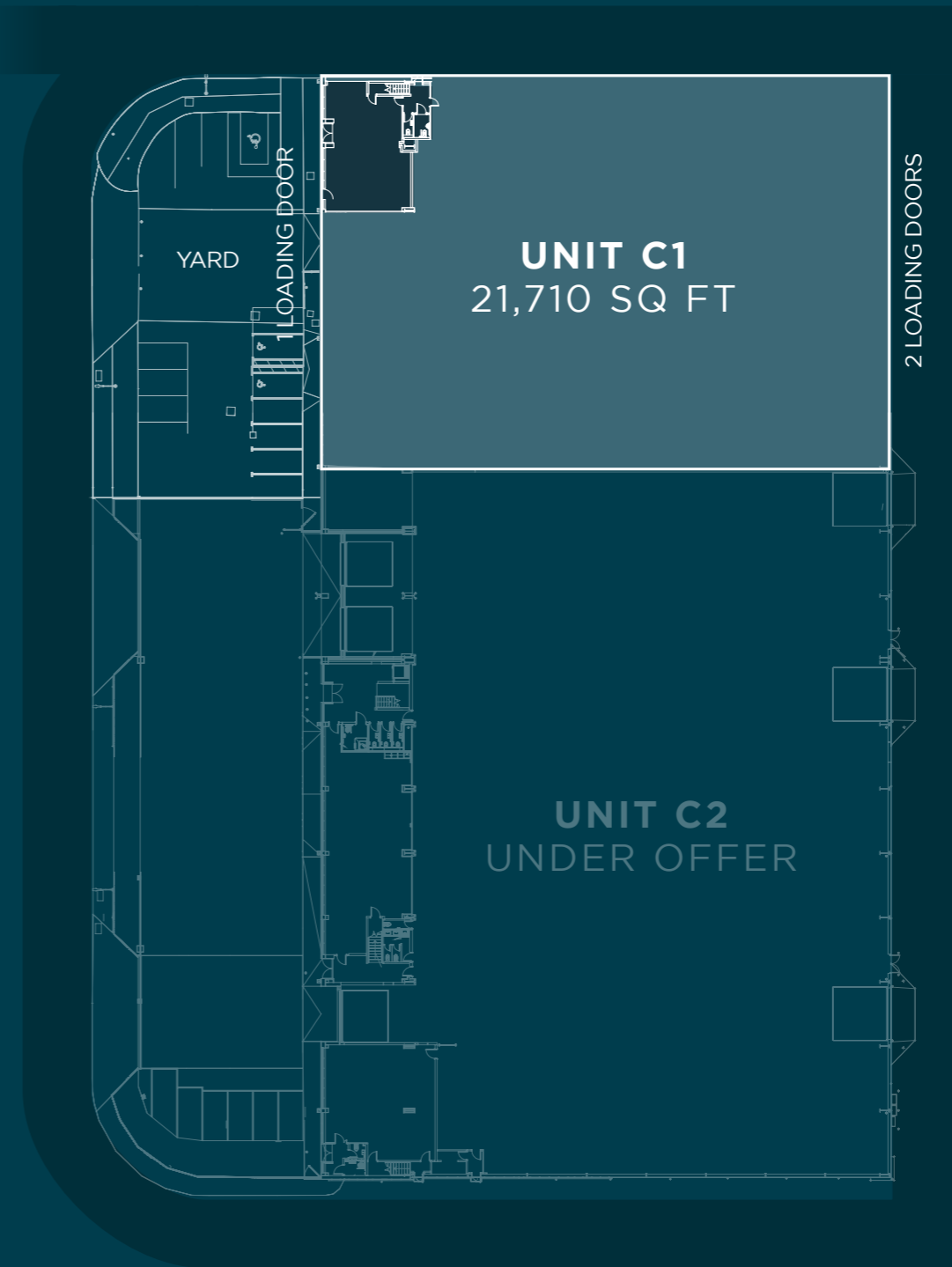
-  Ability to secure yard


-  Ground floor and first floor office accommodation


-  LED lighting throughout

UNIT C1
TO BE REFURBISHED
AVAILABLE FROM Q1 2027

**21,710 SQ FT INDUSTRIAL /
WAREHOUSE UNIT**




6.1M
EAVES HEIGHT


SOLAR
PVs


EV
CHARGING POINTS


3 LEVEL
ACCESS
LOADING DOORS

Schedule of Accommodation
(approx GEA)

UNIT C1	sq ft	sq m
Warehouse	19,685	1828.8
Office	2,025	188.10
Total	21,710	2,016.9



READY TO WORK

The Dolphin Estate benefits from a large ready to work labour pool with over 200,000 people in the local population being of working age, 6,750 of which work within the transportation and storage industry.



Located within a 5 minute drive of J1 M3, 6.5 miles of J12 M25 and within a 30 minute drive time of over 2.3m households, Unit C1 provides fast and direct access to the UK motorway network, allowing occupiers to serve both local and national markets with ease.

Whilst Central London can be reached by car in as little as 35 minutes or under an hour via the train from Sunbury Station which is within walking distance of the unit and runs regular daily services to Waterloo Station.

*Source Nomis Dartford & Bexley combined

A STRATEGIC LOCATION

KEY LOCATIONS	Miles	Drive time	Miles	Drive time
Sudbury Station	1.1	4 mins	J1a M40	14.4 18 mins
J1 M3	1.2	4 mins	J1 M1	16.5 30 mins
J12 M25	6.5	10 mins	Central London	16 35 mins
Heathrow Airport	4.4	12 mins	A1(M) J1	36.7 40 mins
J4b M4	9	14 mins		

Source: google maps

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

EPC A

SERVICE CHARGE

Available on request.

BUSINESS RATES

Interested parties should rely upon their own enquiries with the Local Authority

For further information contact the letting agents:



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