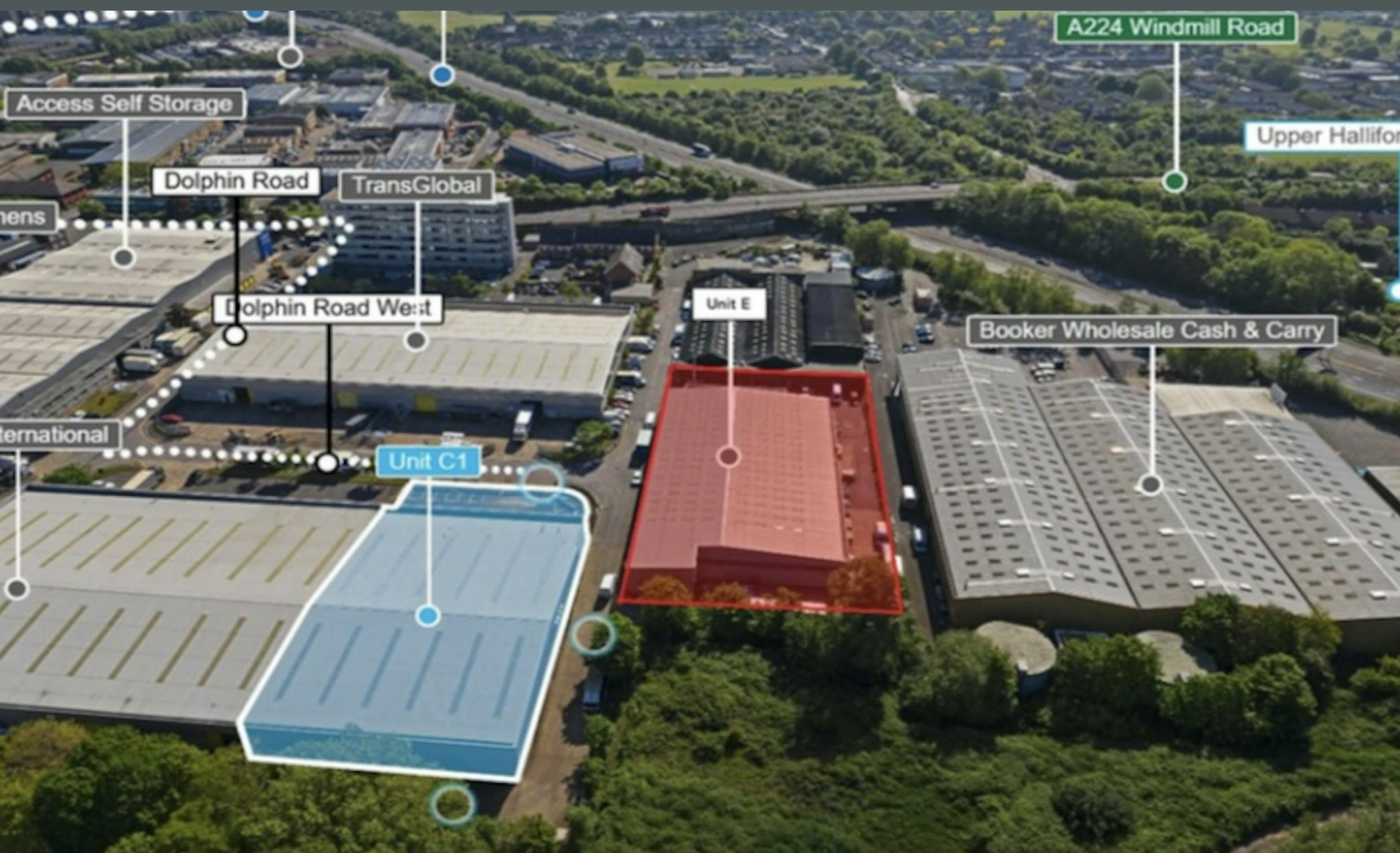




Unit E, Dolphin Estate

Windmill Road West, Sunbury-On-Thames, TW16 7HE

**Industrial / Warehouse
premises in a well located
estate with secure yard -
Available now**

30,863 sq ft
(2,867.27 sq m)

- Detached
- 6.1m eaves
- 2 loading doors
- Two storey offices
- Secure yard
- 25 parking spaces
- 24 hour access
- 1.2 miles from J1 M3

Unit E, Dolphin Estate, Windmill Road West, Sunbury-On-Thames, TW16 7HE

Summary

Available Size	30,863 sq ft
Rent	£462,945 per annum
Rates Payable	£146,055 per annum
Rateable Value	£267,500
Service Charge	On application
VAT	Applicable. VAT will be charged at the standard rate
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit E is situated on an established and well maintained estate. A detached self-contained unit comprising a clear span warehouse of steel portal frame construction with 6.1m eaves, two storey offices, 2 loading doors, front and rear loading, demised parking spaces and a secure yard.

Location

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

Accommodation

The accommodation comprises the following approximate Gross Internal Areas (GIA):

Name	sq ft	sq m
Ground - Warehouse	22,620	2,101.47
Ground - Undercroft	2,759	256.32
Ground - Offices	843	78.32
1st - Offices	4,641	431.16
Total	30,863	2,867.27

Viewings

Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Local Authority

Spelthorne



Viewing & Further Information



Alex Kingston
07717 704 538
alex.kington@logixproperty.com



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com

Sam Vyas (Avison Young)
020 7911 2267 | 07962362708

Chris Proctor (Avison Young)
0779869 0234

