



Units C1 & C2, Dolphin Estate

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

**Industrial / Warehouse
premises located in an
established estate
undergoing a significant
refurbishment**

64,255 sq ft
(5,969.48 sq m)

- 6.1m eaves
- 9 loading doors
- 50+ car parking spaces
- Front and rear yards
- 24 hour access
- LED lighting
- Ground & first floor office accommodation
- 360 degree HGV access around the building

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Summary

Available Size	64,255 sq ft
Rent	Rent on application
Rates Payable	£326,895 per annum
Rateable Value	£589,000
Service Charge	On application
Car Parking	50+ spaces
VAT	Applicable. VAT will be charged at the standard rate
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

Description

C1 & C2 is situated on an established and well maintained estate. A detached unit comprising a clear span warehouse of steel portal frame construction with ground and first floor offices, 9 level access loading doors, front and rear loading and 50+ car parking spaces.

The unit under a significant refurbishment to reduce the office content and increase the number of loading doors.

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 Hallford and Sunbury railway stations.

Accommodation

The accommodation comprises the following approximate Gross External Areas (GEA):

Name	sq ft	sq m
Ground - Warehouse	57,692	5,359.76
1st - Offices	6,563	609.72
Total	64,255	5,969.48

Viewings

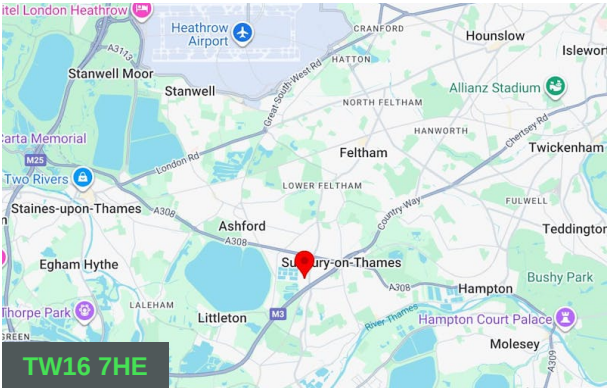
Strictly by appointment via the sole agents

Terms

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

Local Authority

Spelthorne



Viewing & Further Information



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