

TO LET

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

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



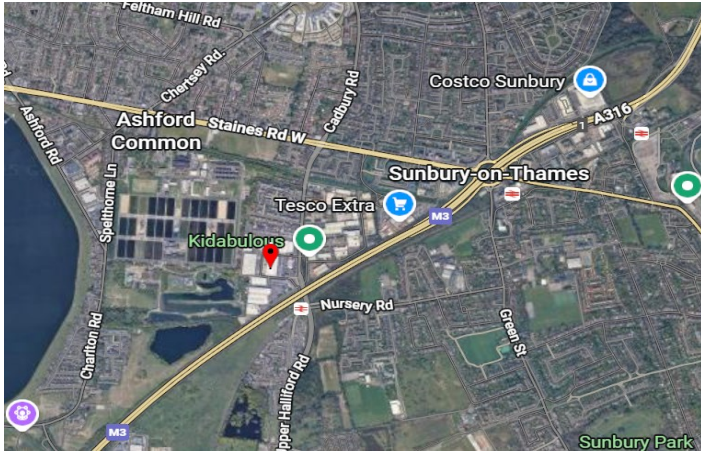
**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Detached
- ✓ 6.1m eaves
- ✓ 2 loading doors
- ✓ Secure front-loading yard
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ 24-hour access
- ✓ 25 car parking spaces

LOCATION



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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.

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.

CONTACTS

For more information and to arrange a viewing please contact:

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ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. Ft.	Sqm.
Warehouse	22,620	2,101.47
Ground- Undercroft	2,759	256.32
Ground Floor - Offices	843	78.32
1 st Floor- Offices	4,641	431.16
Total	30, 863	2,867.27

TERMS

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

Available on request.

RATES

Interested parties should make their own enquiries with Spelthorne Borough Council.

SERVICE CHARGE

Available on request

VAT

VAT will be payable where applicable.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

Joint Agents: (Logix)

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