

TO LET

21,154 sq. ft. (1,965 sq m)

Unit C1, Dolphin Estate, Windmill Road West, Sunbury-On-Thames, TW16 7HE



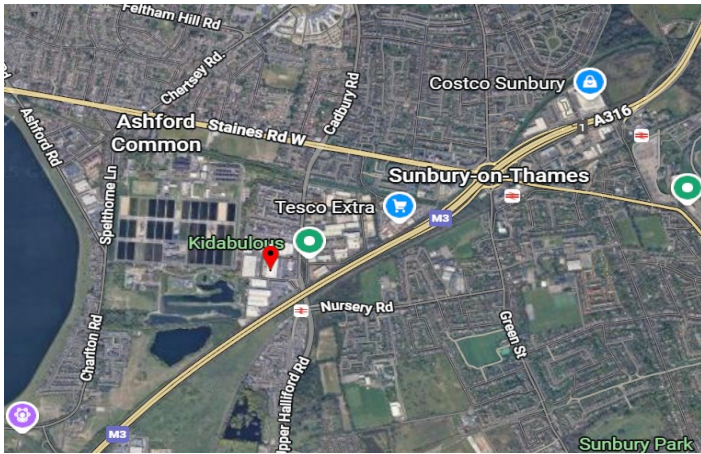
**BNP PARIBAS
REAL ESTATE**



SUMMARY

- ✓ Detached
- ✓ 6.1m eaves
- ✓ 3 Level access doors
- ✓ Secure front-loading yard
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ 24-hour access
- ✓ 18 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 C1 is a modern end of terrace self-contained unit with ground and first floor offices and warehouse space with 6.1 metres eaves height. The unit benefits from 3 level access doors, 18 car parking space and offices with comfort cooling and LED lighting. .

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	18,726	1,740
Ground & First Floor Offices	2,428	226
Total	21,154	1,965

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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