



INDUSTRIAL WAREHOUSE UNIT - TO LET

UNIT C2 DOLPHIN ESTATE, WINDMILL ROAD WEST, SUNBURY-ON-THAMES, TW16 7HE

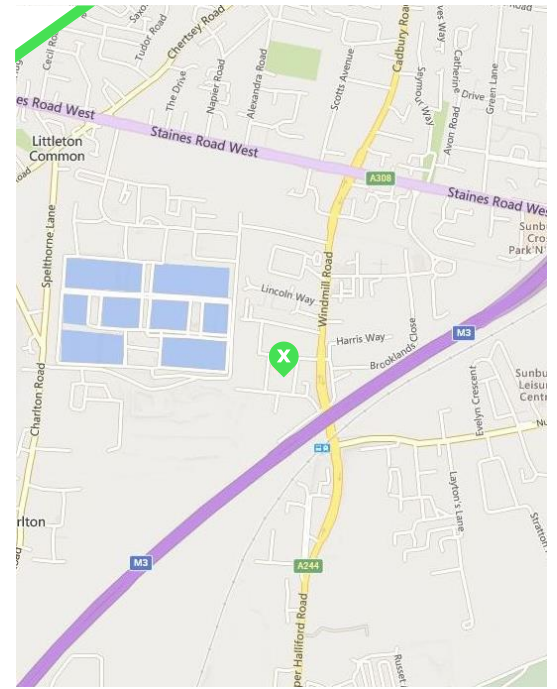
43,101 sq ft (4,004 sq m)

Unit C2 is situated on an established and well maintained estate. A semi-detached unit comprising a clear span warehouse of steel portal frame construction with ground and first floor offices, 6 level access loading doors, front and rear loading and 41 car parking spaces.

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

The unit benefits from:

- 6.1m eaves
- 6 loading doors (3 to the front & 3 at the rear) – subject to completion of refurbishment
- 41 parking spaces
- Ground and first floor office accommodation
- 360 degree HGV access around the building
- Secure yard
- 24 hour access



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.

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse, ancillary & offices	38,966	3620
First Floor offices	4,135	384
TOTAL	43,101	4,004

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

On application

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Current Rateable Value - £400,000
Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available to lease on new FRI lease to be agreed.



For more information contact:

PARTNER

ALEX KINGTON

alex.kington@logixproperty.com
07717 704538

SENIOR SURVEYOR

BEN ROWE

ben.rowe@logixproperty.com
07841 460300

JOINT AGENT

SAM VYAS

sam.vyas@avisonoung.com
0207 9112267

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. August 2024.