



Unit C2, Dolphin Estate

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

INDUSTRIAL / WAREHOUSE PREMISES

**Well located industrial unit
with front and rear yards**

47,803 sq ft
(4,441.04 sq m)

- 6.1m eaves
- 4 loading doors
- 41 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	47,803 sq ft
Rent	Rent on Application
Rates Payable	£204,800 per annum
Rateable Value	£400,000
Service Charge	To be confirmed
Car Parking	41 spaces
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

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, 4 level access loading doors, front and rear loading and 41 car parking spaces.

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 External Areas (GEA):

Name	sq ft	sq m
Ground - Warehouse & ancillary	40,268	3,741.02
1st - Offices	7,535	700.02
Total	47,803	4,441.04

Terms

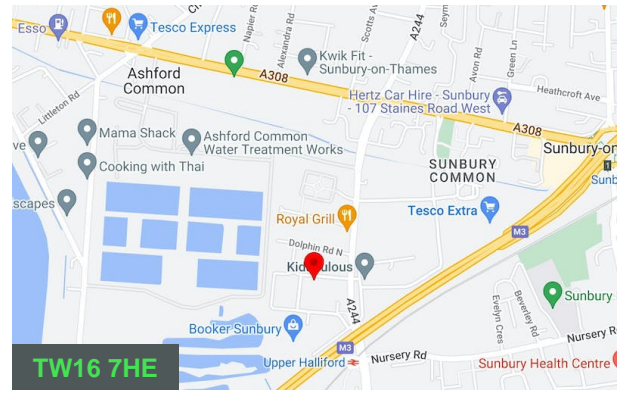
A new FRI lease is available on terms to be agreed. Details available upon request.

Viewings

Strictly by appointment via the sole agents

Local Authority

Spelthorne



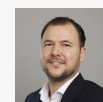
Viewing & Further Information



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