



To Let

Unit E Dolphin Industrial Estate, Sunbury, TW16 7HE

29,304 sq ft

Good quality well located Industrial Unit with a secure yard and car parking.

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**Unit E Dolphin Ind Est
Sunbury, TW16 7HE**

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.

- Central London - 15 miles
- M3 J1 - 1.2 miles
- M4 J3 - 6.2 miles
- M25 J12 - 6.5 miles
- Upper Halliford Rail - 0.5 miles

Description

A detached self-contained unit with secure yard and car parking area. Benefitting from 6.1m eaves height, 2 level access doors and two storey fitted office space.

Specification

- 6.1m eaves height
- 2 level loading access doors
- 25 car parking spaces
- Front and rear yards and loading

Area	Sq ft	Sq m
Total	29,304	2,722

Availability

The unit is available subject to refurbishment.

Tenure

The property is available by way of flexible new lease with terms to be agreed.

Rent

Available on application to the marketing agents.

Business Rates

The property has a rateable value of £267,500 with current rates payable approximately £144,000 per annum directly to the local authority

Service Charge

Available upon request to the marketing agents.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be charged at the standard rate.



For further information or if you wish to view, please do not hesitate to contact:

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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