



To Let

Unit C2 Dolphin Industrial Estate, Sunbury, TW16 7HE

43,098 sq ft

Under refurbishment a well located Industrial Unit with front and rear yards

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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 semi-detached unit undergoing a full refurbishment including 3 level doors to the front and two additional rear loading doors. The unit comes with 40 car parking spaces.

Specification

- 6.1m eaves height
- 5 level loading access doors
- 360 degree HGV access around the building
- Ground & 1st floor office accommodation
- 40 car parking spaces
- Front and rear yards and loading

Area	Sq ft	Sq m
Ground Floor	38,964	3,619
First Floor	4,134	384
Total	43,098	4,003

Availability

The unit is available subject to refurbishment works completing.

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

Interested parties should make their own enquiries with the Local Authority to verify this information.

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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