

Unit E, Dolphin Estate

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

Industrial / Warehouse premises in a well located estate with secure yard

29,304 sq ft
(2,722.43 sq m)

- Detached
- 6.1m eaves
- 2 loading doors
- Two storey offices
- Secure yard
- 25 parking spaces
- 24 hour access
- 1.2 miles from J1 M3

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Summary

Available Size	29,304 sq ft
Rent	Rent on application
Rates Payable	£146,055 per annum
Rateable Value	£267,500
Service Charge	On application
VAT	Applicable. VAT will be charged at the standard rate
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit E is situated on an established and well maintained estate. A detached self-contained unit comprising a clear span warehouse of steel portal frame construction with 6.1m eaves, two storey offices, 2 loading doors, front and rear loading, demised parking spaces and a secure yard.

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
Unit - E	29,304	2,722.43
Total	29,304	2,722.43

Viewings

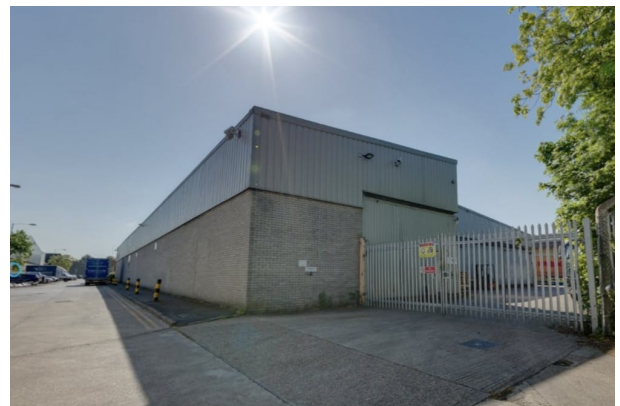
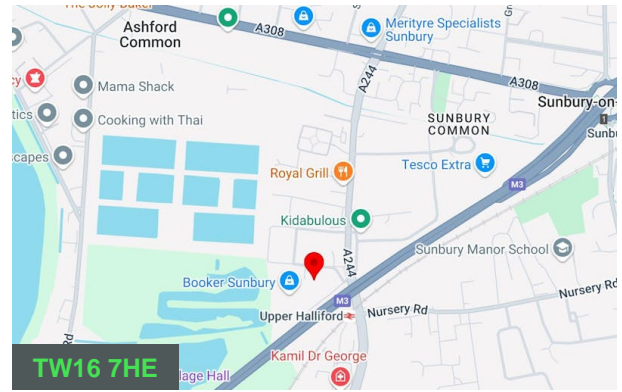
Strictly by appointment via the sole joint agents.

Terms

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

Local Authority

Spelthorne



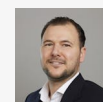
Viewing & Further Information



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