



# 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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## 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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