

DOLPHIN ESTATE

UNIT C2

SUNBURY-ON-THAMES
TW16 7HE

43,101 sq ft
Grade A refurbished warehouse

AVAILABLE NOW

[Click to visit website](#)





1.2 MILES FROM J1 M3

360 DEGREE HGV ACCESS
TO SECURE YARD

24HR SITE ACCESS

LOCATED WITHIN A WELL
ESTABLISHED LOGISTICS LOCATION

WITHIN 8 MINUTE WALK TO UPPER
HALLIFORD STATION

AN ESTABLISHED LOCATION

Newly refurbished **Unit C2** comprises 43,101 sq ft of high specification industrial/warehouse space. The building benefits from modern features such as Solar PV roof panels, LED lighting throughout and EV charging points.

Located within a well established logistics location, within a 30 minute drive time of over 2.3m households and just 4 minutes from J1 M3, providing excellent connectivity to Heathrow and the wider UK motorway network.



SPECIFICATION

-  330 kVa power supply with ability to increase

-  EPC A

-  6.1m eaves height

-  6 level access loading doors

-  Solar PVs

-  EV charging points

-  Secure yard

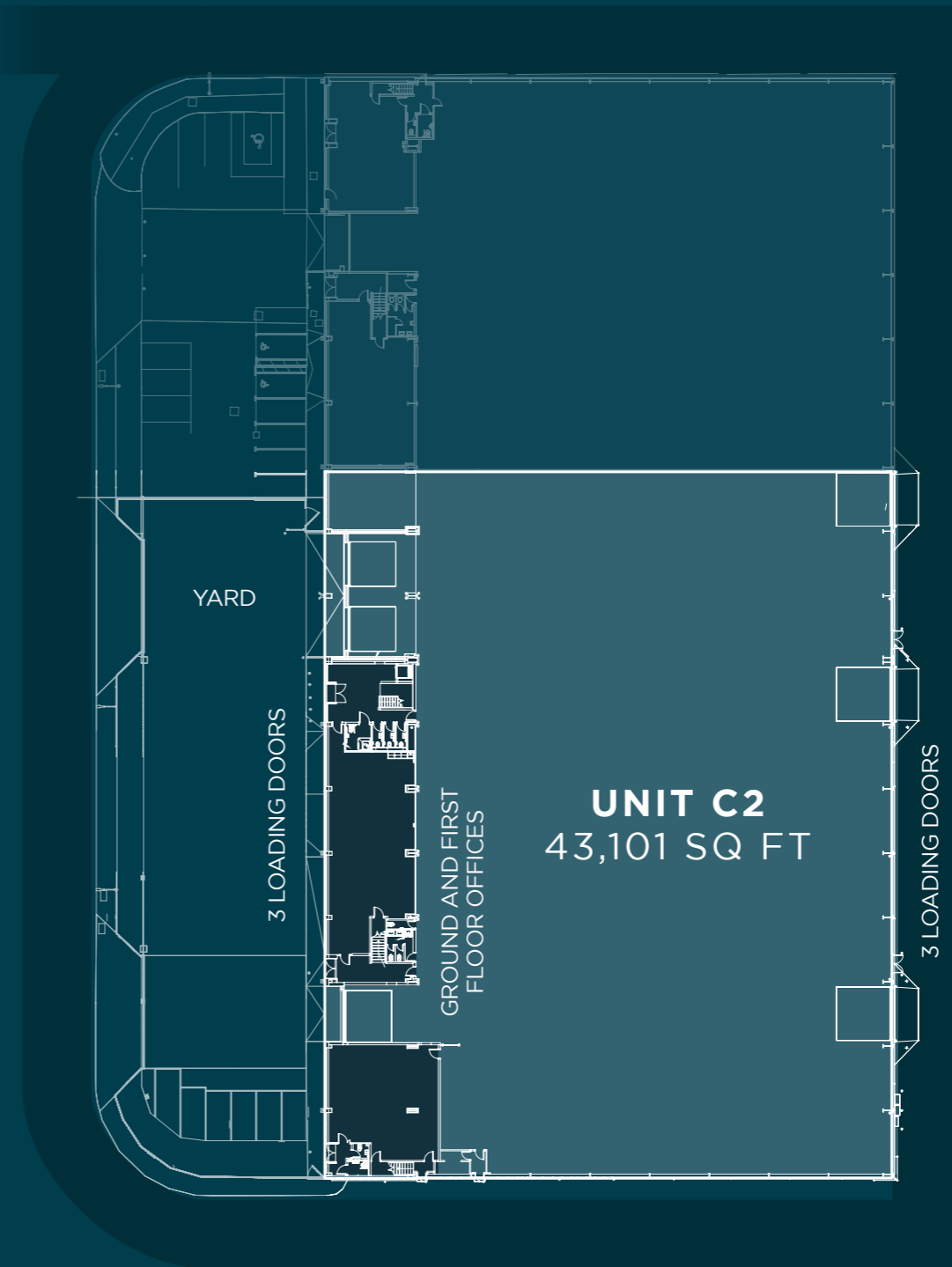
-  31 car parking spaces


-  Ground floor and first floor office accommodation


-  LED lighting throughout

AVAILABLE NOW
UNIT C2

43,101 SQ FT GRADE A
REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT




6.1M
EAVES HEIGHT


SOLAR
PVs


EV
CHARGING POINTS


6 LEVEL
ACCESS
LOADING DOORS

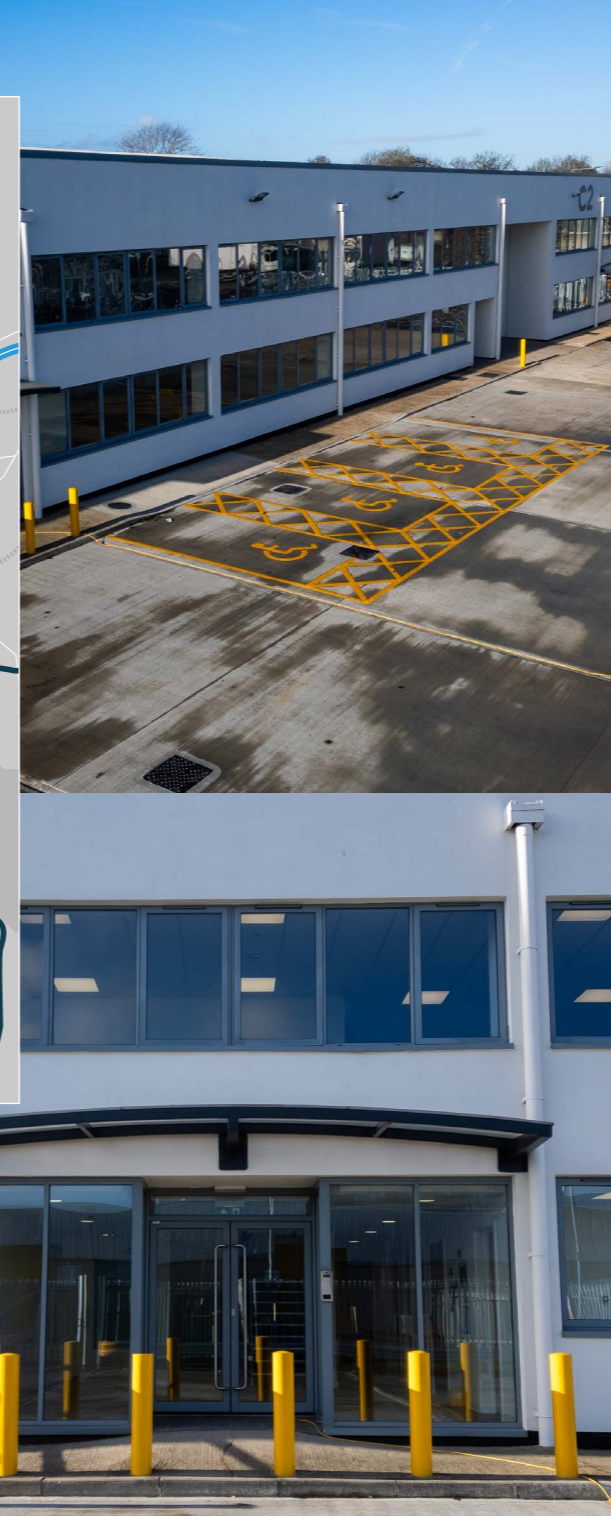
Schedule of Accommodation
(approx GEA)

UNIT C2	sq ft	sq m
Ground Floor	38,966	3,620
First Floor	4,135	384
Total	43,101	4,004



Located within a 5 minute drive of J1 M3, 6.5 miles of J12 M25 and within a 30 minute drive time of over 2.3m households, Unit C2 provides fast and direct access to the UK motorway network, allowing occupiers to serve both local and national markets with ease.

Whilst Central London can be reached by car in as little as 35 minutes or under an hour via the train from Sunbury Station which is within walking distance of the unit and runs regular daily services to Waterloo Station.



READY TO WORK

The Dolphin Estate benefits from a large ready to work labour pool with over 200,000 people in the local population being of working age, 6,750 of which work within the transportation and storage industry.

Local working age population **206,700**



Working in transportation & storage industry **6,750**



Households within a 30 minute drive **2.3M+**



*Source Nomis Dartford & Bexley combined

A STRATEGIC LOCATION

KEY LOCATIONS	Miles	Drive time	Miles	Drive time	
Sudbury Station	1.1	4 mins	J1a M40	14.4	18 mins
J1 M3	1.2	4 mins	J1 M1	16.5	30 mins
J12 M25	6.5	10 mins	Central London	16	35 mins
Heathrow Airport	4.4	12 mins	A1(M) J1	36.7	40 mins
J4b M4	9	14 mins			

Source: google maps

TERMS

The unit is available to let on a full repairing and insuring lease for a term to be agreed. Rent on application.

EPC

EPC A

SERVICE CHARGE

Available on request.

BUSINESS RATES

Interested parties should rely upon their own enquiries with the Local Authority

For further information contact the letting agents:



Alex Kington
alex.kington@logixproperty.com
07717 704 538

Ben Rowe
ben.rowe@logixproperty.com
07841 460 300



Saffron Harding
Saffron.harding@realestate.bnpparibas
07786 419 663

James Coggle
James.coggle@realestate.bnpparibas
07469 403 283