



Unit E Dolphin Industrial Estate, Sunbury, TW16 7HE

30,863 sq ft

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

avisonyoung.co.uk

AVISON
YOUNG

logix
PROPERTY

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 | 30,863 | 2,867.2 |

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:

Sam Vyas
+44 (0)7962 362 708
Sam.vyas@avisonyoung.com

Alex Kington
+44 (0)7717 704 538
Alex.kington@logixproperty.com

Chris Proctor
+44 (0)7798 690 234
Chris.proctor@avisonyoung.com

Ben Rowe
+44 (0) 7841 460300
Ben.rowe@logixproperty.com

Will Seagon
+44 (0)7765 055 020
William.seagon@avisonyoung.com

08449 02 03 04
avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

September 2023

Visit us online
[avisonyoung.co.uk](https://www.avisonyoung.co.uk)

65 Gresham Street, London EC2V 7NQ

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**

logix
PROPERTY