



Unit C1 Dolphin Estate

Windmill Road, Sunbury On Thames, TW16 7HE

WAREHOUSE / INDUSTRIAL UNIT

21,170 sq ft
(1,966.76 sq m)

- 6.1m eaves height
- 3 level access loading doors
- Front and rear yards
- Ability to secure yard
- LED lighting throughout
- Ground & first floor offices
- EV charging points
- Solar PV's
- 150 kVa power supply
- Targeting EPC A
- 24 hr site access
- 360° HGV access
- 1.2 miles from J1 M3

- 8 minutes walk to Halliford Station

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Summary

Available Size	21,170 sq ft
Rent	Rent on application
Rates Payable	£136,800 per annum
Rateable Value	£285,000
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

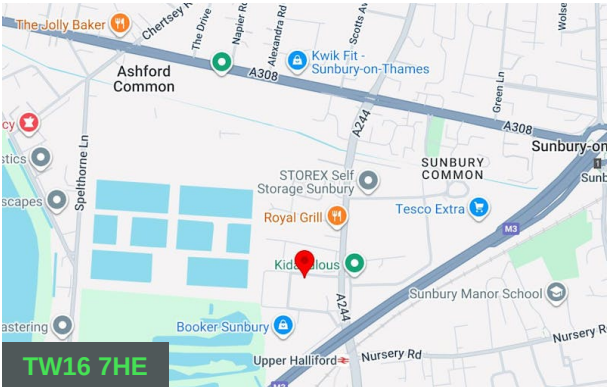
Unit C1 comprises 21,710 sq ft of industrial/warehouse space. The building is due to be refurbished and will benefit from modern features such as Solar PV roof panels, LED lighting throughout and EV charging points.

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.

Location

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 C1 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.



Viewing & Further Information



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