

DOLPHIN ESTATE

SUNBURY-ON-THAMES
TW16 7HE

UNIT C2

43,101 sq ft Industrial/Warehouse unit
Currently under comprehensive refurbishment

AVAILABLE Q4 2025

[Click to visit website](#)





OVER 2.3M HOUSEHOLDS
WITHIN A 30 MINUTE
DRIVE TIME

360 DEGREE HGV ACCESS
TO BUILDING

1.2 MILES FROM J1 M3

LOCATED WITHIN
A WELL ESTABLISHED
LOGISTICS LOCATION

WITHIN 8 MINUTE WALK TO
UPPER HALLIFORD STATION

24HR SITE ACCESS

AN ESTABLISHED LOCATION

Currently undergoing an extensive refurbishment programme **Unit C2** comprises 43,101 sq ft of high specification industrial/warehouse space. The building 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, Unit C2 is ideally positioned for occupiers looking to expand their business.



Indicative image



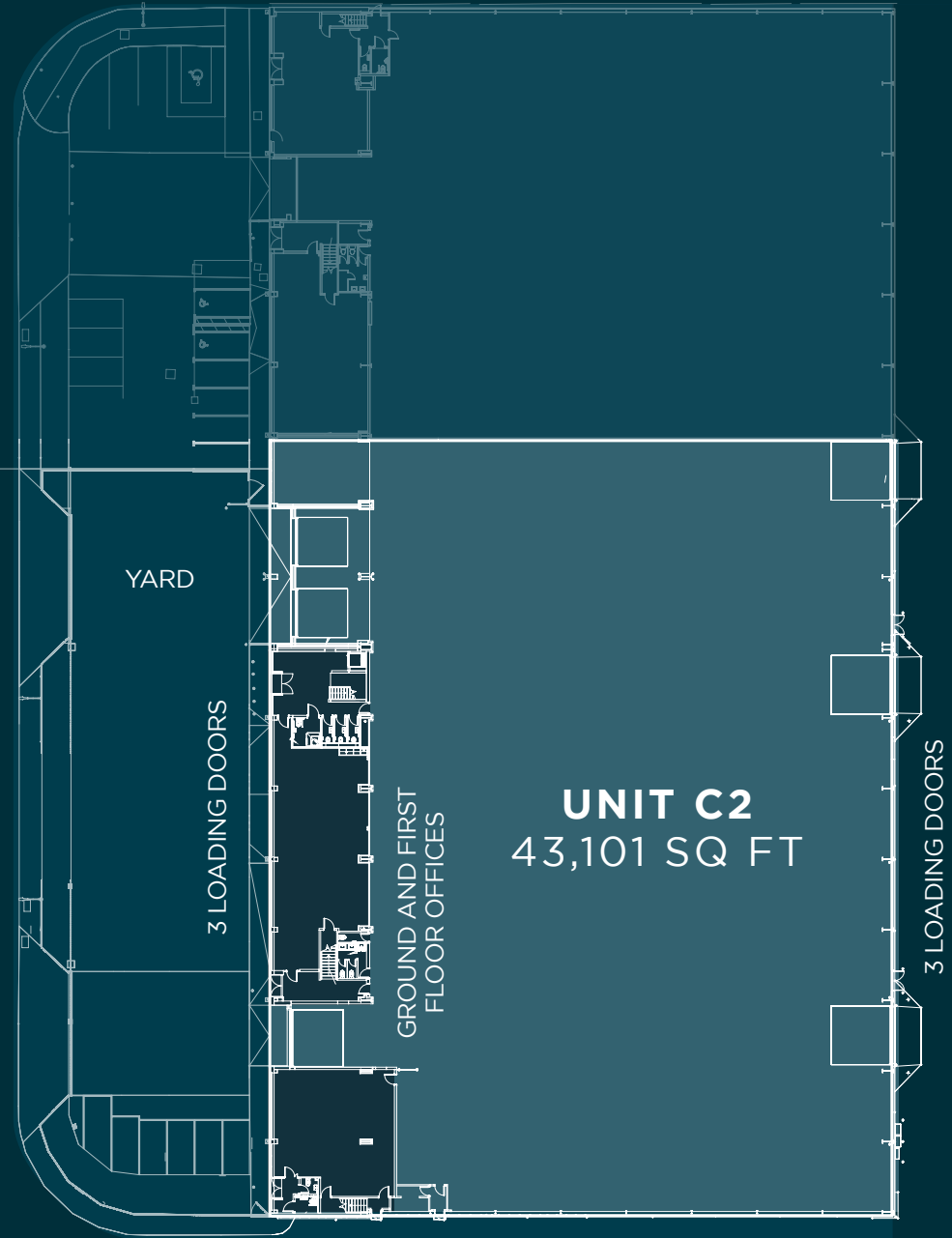
Indicative image



SPECIFICATION

-  330 kVa power supply with ability to increase
-  Target EPC A rating
-  6.1m eaves height
-  6 loading doors
-  Solar PVs
-  EV charging points
-  Secure yard
-  41 car parking spaces
-  Ground floor and first floor office accommodation
-  LED lighting throughout

AVAILABLE Q4 2025
UNIT C2
INDUSTRIAL/WAREHOUSE
UNIT UNDER REFURBISHMENT
43,101 SQ FT




6.1M
EAVES HEIGHT


SOLAR
PVs


EV
CHARGING POINTS


6 LOADING
DOORS

Schedule of Accommodation
(approx GEA)

UNIT C2	sq ft	sq m
Ground Floor (Warehouse & Offices)	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
Sudbury Station	1.1	4 mins
J1 M3	1.2	4 mins
J12 M25	6.5	10 mins
Heathrow Airport	4.4	12 mins
J4b M4	9	14 mins

	Miles	Drive time
J1a M40	14.4	18 mins
J1 M1	16.5	30 mins
Central London	16	35 mins
A1(M) J1	36.7	40 mins

TERMS

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

For further information contact
the letting agents:



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