



Unit E, Dolphin Estate

Windmill Road West, Sunbury-On-Thames, TW16 7HE

**Industrial / Warehouse
premises in a well located
estate with secure yard -
Available now**

31,603 sq ft
(2,936.01 sq m)

- Detached
- 6.1m eaves
- 2 loading doors
- Two storey offices
- Secure yard
- 25 parking spaces
- 24 hour access
- 1.2 miles from J1 M3

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Summary

Available Size	31,603 sq ft
Rent	£474,045 per annum
Rates Payable	£184,800 per annum
Rateable Value	£385,000
Service Charge	On application
VAT	Applicable. VAT will be charged at the standard rate
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Description

Unit E is situated on an established and well maintained estate. A detached self-contained unit comprising a clear span warehouse of steel portal frame construction with 6.1m eaves, two storey offices, 2 loading doors, front and rear loading, demised parking spaces and a secure yard.

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.

Accommodation

The accommodation comprises the following approximate Gross External Areas (GEA):

Name	sq ft	sq m
Ground - Warehouse	26,461	2,458.31
1st - Offices	5,142	477.71
Total	31,603	2,936.02

Viewings

Strictly by appointment via the sole joint agents.

Terms

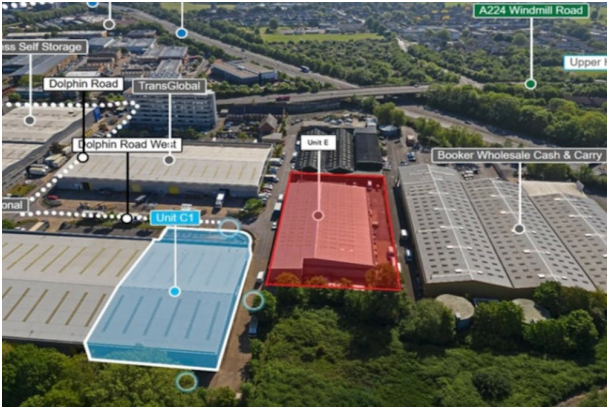
A new FRI lease is available on terms to be agreed. Details available upon request.

Local Authority

Spelthorne

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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