

DOLPHIN ESTATE

UNIT C1 - TO LET
20,683 SQ FT (1,921.44 SQ M)

WAREHOUSE / INDUSTRIAL UNIT
FULLY REFURBISHED FOR
IMMEDIATE OCCUPATION

WWW.DOLPHINESTATE.CO.UK

SUNBURY, TW16 7HE



DOLPHIN
ESTATE
UNIT C1

COSTCO
WHOLESALE

TESCO

M3

Howard Tenens

access
SELF STORAGE

TransGlobal
Freight Management Limited

WEBCON

LSA
International

A224

BOOKER



20,683

FULLY REFURBISHED 20,683 SQ FT (GIA) WAREHOUSE / INDUSTRIAL UNIT WITH GROUND AND FIRST FLOOR OFFICE SPACE SITUATED ON THE DOLPHIN ESTATE IN SUNBURY, IN CLOSE PROXIMITY TO JUNCTION 1 OF THE M3.

OFFICE SPACE

- SUSPENDED CEILINGS
- LED LIGHTING
- VRF COMFORT COOLING AND HEATING
- PERIMETER TRUNKING AND DATA CABLING
- EPC RATING B

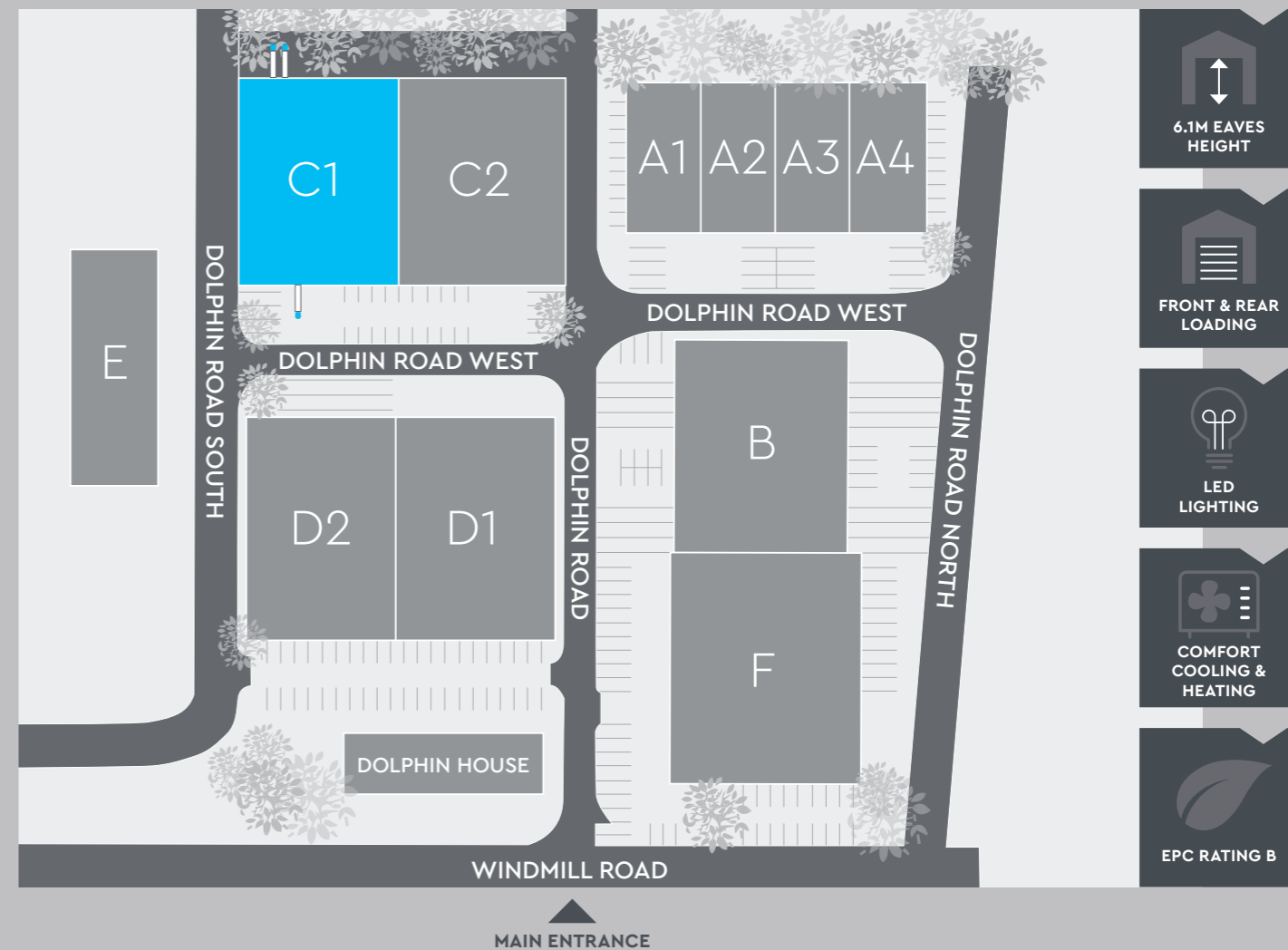
WAREHOUSE

- 6.1 M CLEAR HEIGHT
- STEEL PORTAL FRAME CONSTRUCTION
- GROUND LEVEL ACCESS DOORS TO FRONT & REAR
- 12 YEAR GUARANTEE TO ROOF COATING
- LED LIGHTING

EXTERNAL

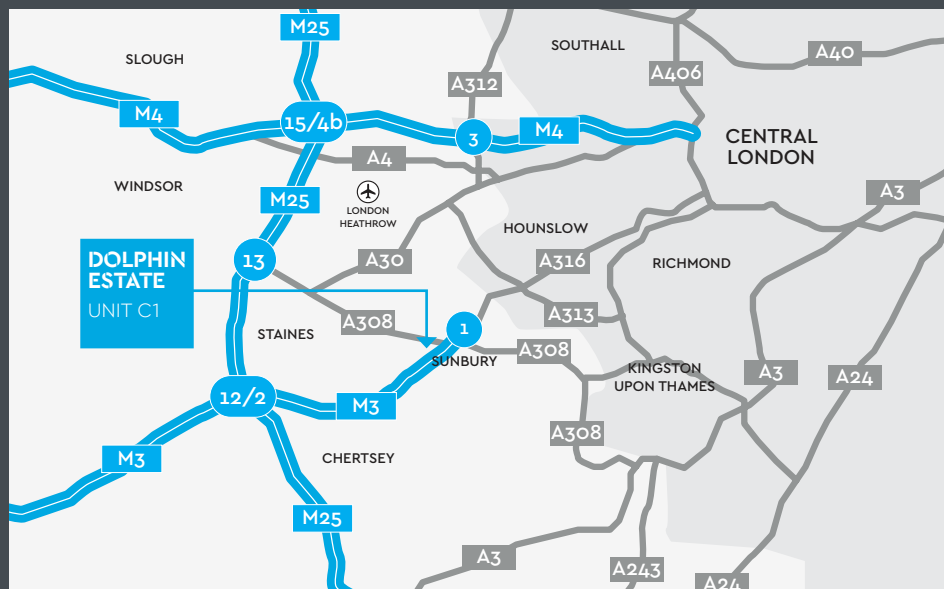
- WELL MANAGED AND REFURBISHED ESTATE
- 18 CAR PARKING SPACES
- ABILITY TO SECURE YARD

IN GOOD COMPANY...



THE DOLPHIN 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.



COMMUNICATIONS

ROAD

M3 J1	1.2 miles
M4 J3	6.2 miles
M25 J12	6.5 miles

CITY

CENTRAL LONDON	15 miles
SOUTHAMPTON	64.9 miles
BIRMINGHAM	120.7 miles

RAIL

UPPER HALLIFORD	0.5 miles
SUNBURY	1.2 miles
KEMPTON PARK	1.6 miles

AIR

HEATHROW	4.8 miles
GATWICK	38.2 miles
STANSTED	71.4 miles

**UNIT C1,
DOLPHIN ESTATE,
WINDMILL ROAD,
SUNBURY ON THAMES,
MIDDLESEX TW16 7HE**

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Misrepresentation Act

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