



# To Let

## Unit C2 Dolphin Industrial Estate, Sunbury, TW16 7HE

46,058 sq ft

Good quality well located Industrial Unit with front and rear yards

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## 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 semi-detached unit comprising a clear span warehouse space with a single front level loading door and two additional rear loading doors. The unit comes with 41 car parking spaces.

## Specification

- 6.1m eaves height
- 3 level loading access doors
- 360 degree HGV access around the building
- Ground & 1st floor office accommodation
- 41 car parking spaces
- Front and rear yards and loading

Area	Sq ft	Sq m
Ground Floor	39,319	3,652
First Floor	6,739	626
Total	46,058	4,278

## 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** Interested parties should make their own enquiries with the Local Authority to verify this information.

## Service Charge

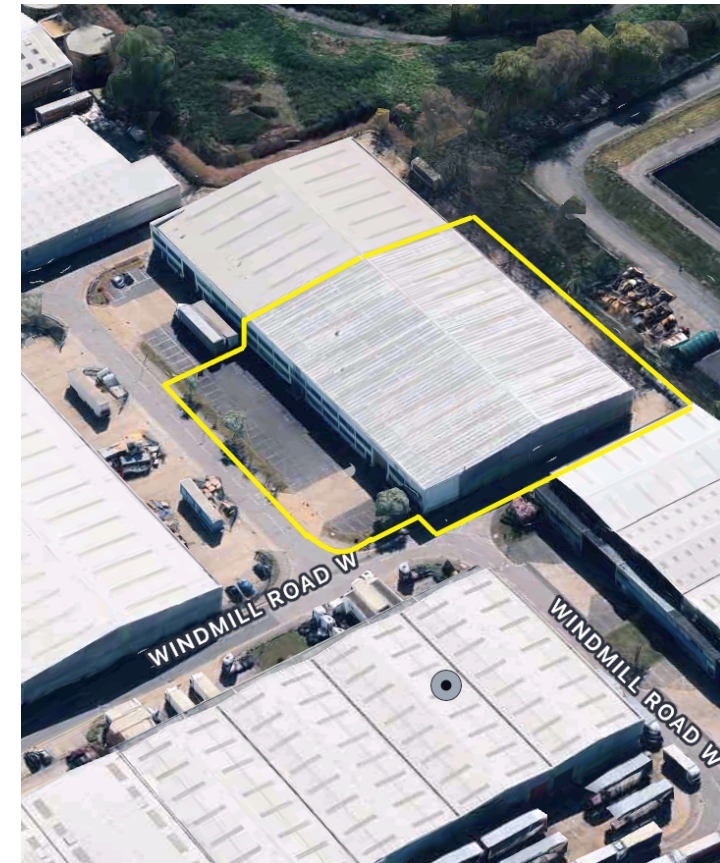
Available upon request to the marketing agents.

## 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.





DOLPHIN ESTATE  
UNIT C2

access  
SELF STORAGE

A224

SHOTOKU  
BROADCAST SYSTEMS



A224

M3

**For further information or if you wish to view, please do not hesitate to contact:**

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

September 2023

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