

**TO LET ON A FULLY INCLUSIVE RENT**

**GROUND FLOOR OFFICES WITH EXCELLENT CAR PARKING**

**1,503 sq ft (139.6 sq m)**

**D2 DOLPHIN INDUSTRIAL ESTATE**

**WINDMILL ROAD, SUNBURY-ON-THAMES, MIDDX TW16 7HE**



## Location

Dolphin Industrial is located off Windmill Road, Sunbury on Thames just over a mile from Junction 1 of the M3. The estate is within a 5 minute walk of Upper Halliford Train Station

## Description

The offices are on the ground floor and are accessed from a shared reception area. The accommodation is of a good specification with energy efficient LED lighting, comfort cooling and perimeter trunking. The space is predominantly open plan with on separate office/meeting room. There is a small teapoint within the space.

## Amenities

- **Comfort cooling**
- **LED lighting**
- **Gas central heating**
- **Perimeter trunking**
- **8 car parking spaces (1:188 sq ft)**
- **Intercom entry and card access system**
- **Kitchenette**
- **Shared reception area**
- **Access to WC's**
- **Warehousing handling also available by separate negotiation**

## Accommodation

	<b>Sq M</b>	<b>Sq Ft</b>
Ground Floor Offices	139.6	1,500

## Energy Performance Rating

The property has an EPC Rating of C 51



## Terms

Available on a new sublease for a term to be agreed.

## Rent

£3,500 per month/£42,000 per annum plus VAT **inclusive of Business Rates, service charges, car parking, buildings insurance and all utilities.** This equates to a very competitive £27.94 per sq ft plus VAT.



**For more information or to arrange a viewing contact Sole Agents De Souza**

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