

# TO LET

## MODERN WAREHOUSE UNIT

21,154 sq ft (1,965 sq m)

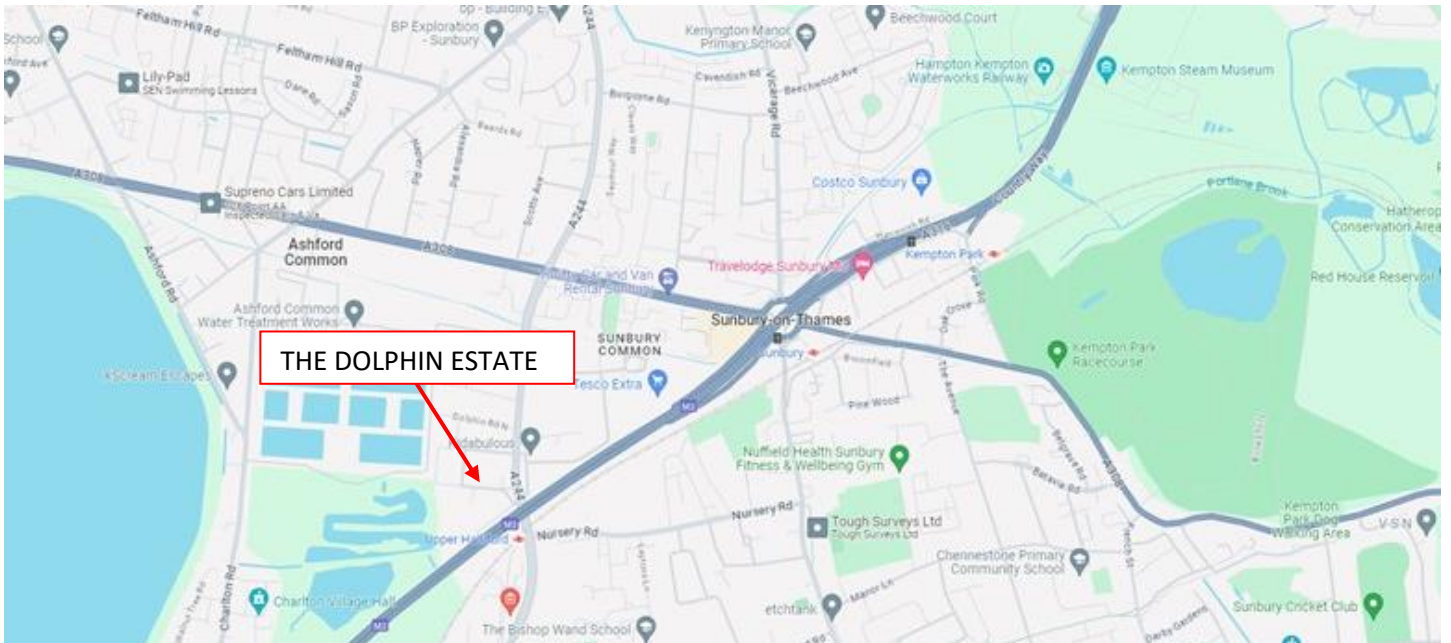
Unit C1 Dolphin Estate, Sunbury-on-Thames TW16 7HE



- 6.1 METRE EAVES HEIGHT
- 3 LEVEL ACCESS DOORS (1 FRONT, 2 REAR)
- A/C AND LED LIGHTS TO OFFICES
- ENERGY PERFORMANCE RATING – B 30
- 1.2 MILES TO M3 JUNCTION 1
- SHORT WALK TO UPPER HALLIFORD STATION
- 4.9 MILES FROM HEATHROW AIRPORT
- 18 CAR PARKING SPACES

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COMMERCIAL PROPERTY CONSULTANTS



## Location

The Dolphin Estate is located off Windmill Road, Sunbury, with approximately 1.2 miles of the M3 Junction 1/A316 and less than 5 miles south of Heathrow Airport. Upper Halliford Station is a short walk being only 0.5 mile away.

## Description

Unit C1 is a modern end of terrace self-contained unit with ground and first floor offices and warehouse space with 6.1 metres eaves height. The unit benefits from 3 level access doors, 18 car parking space and offices with comfort cooling and LED lighting.

## Amenities

- **Modern Warehouse Unit**
- **3 level access doors (1 front and 2 rear)**
- **6.1 metre eaves height**
- **Comfort cooling and heating to offices**
- **LED lighting to offices**
- **Recently refurbished WC's**
- **18 car parking spaces**
- **EPC Rating – B 40**

## Terms

Available by way of an assignment or sublease expiring October 2026. Rent on application.



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For more information contact

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