EGHAM

Unit 4 Thorpe Industrial Estate, Alpha Way, Egham, TW20 8RZ



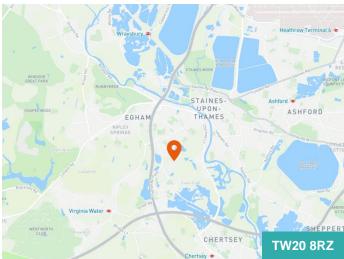


INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

16,878 SQ FT

- Popular Industrial location
- Good loading and car parking provisions
- Eaves height of 6.3 metres rising to 7.6 metres
- 45 car parking spaces
- Good quality first floor office space
- Mezzanine storage area of 1,995 sq.ft
- Rear covered loading area of 306 sq.ft
- W/C's on both ground and first floors
 RARE INDUSTRIAL OPPORTUNITY TO LET IN EGHAM- AVAILABLE BY
 WAY OF SUBLEASE OR ASSIGNMENT





Summary

Available Size	16,878 sq ft		
Rent	£14 per sq ft		
Rates Payable	£6.44 per sq ft		
Rateable Value	£199,000		
EPC Rating	B (48)		

Description

The property comprises a semi detached unit of steel portal frame construction with brick/profile cladding elevations. The unit incorporates offices at the front with the existing tenant having created some additional offices underneath the original first floor offices. Externally the unit has excellent loading and car and lorry parking provisions.

Location

The building is located on the Thorpe Industrial Estate in the popular industrial area of Egham off the Crabtree road. The property is located approximately 3 miles to the M25, junction 13 and is accessed via the Thorpe By-Pass and Ten Acre Lane.

Accommodation

The accommodation comprises the following areas, measured on a gross internal area:

Name	sq ft	sq m	Availability	
Ground	13,457	1,250.20	Available	
1st	3,421	317.82	Available	
Total	16,878	1,568.02		

Viewings

Strictly by appointment through sole agents.

Terms

The property is available by way of a subletting or assignment on terms to be agreed. The passing rent is £14 psf with a rent review due in April 2027.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



George O'Connor 01483 446800 07836 544 564 goconnor@vailwilliams.com



Charlie Nicholson 07769 675680 cnicholson@vailwilliams.com

vailwilliams.com

Vall Williams give notice that: a, the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b, all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition): d. Any impaiss may be computer generated. Any photographs show only certain parts of the property as they appeared at the time the limit of the property of the property as they appeared at the time the limit of the property as they appeared at the time the limit of the property as they appeared at the time that the limit of the property as they appeared at the time that the limit of the property as they appeared at the time that the limit of the property as they appeared at the time that the limit of the property as they appeared at the time that the limit of the property and the limit of the property as they appeared at the time that the limit of the property and the limit of the property as they appeared at the time that the limit of the property are the limit of the property and the limit of the property are the limit of the property are the limit of the property and the limit of the property and the limit of the property are the limit of the property and the limit of the property are the limit of the property and the limit of the property are the limit of the property and the limit of the property are the limit of the property and the limit of the property are the limit of the property and the limit of the property are the limit of the property are the limit of the property are the limit of the property are









