EGHAM

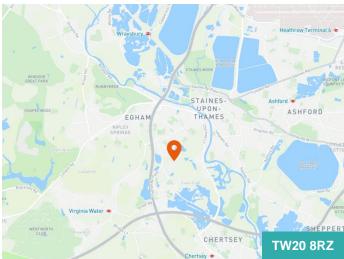## Unit 4 Thorpe Industrial Estate, Alpha Way, Egham, TW20 8RZ

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

TW20 8RZ

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.

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