



COMPREHENSIVELY REFURBISHED

TO LET Warehouse/Industrial Unit
1,717 sq.ft (160 sq.m)

Unit 3, Ten Acre Industrial Park, Egham, Thorpe TW20 8RG

- Ground floor industrial unit on a popular estate
- 3 phase power supply
- Car parking and loading

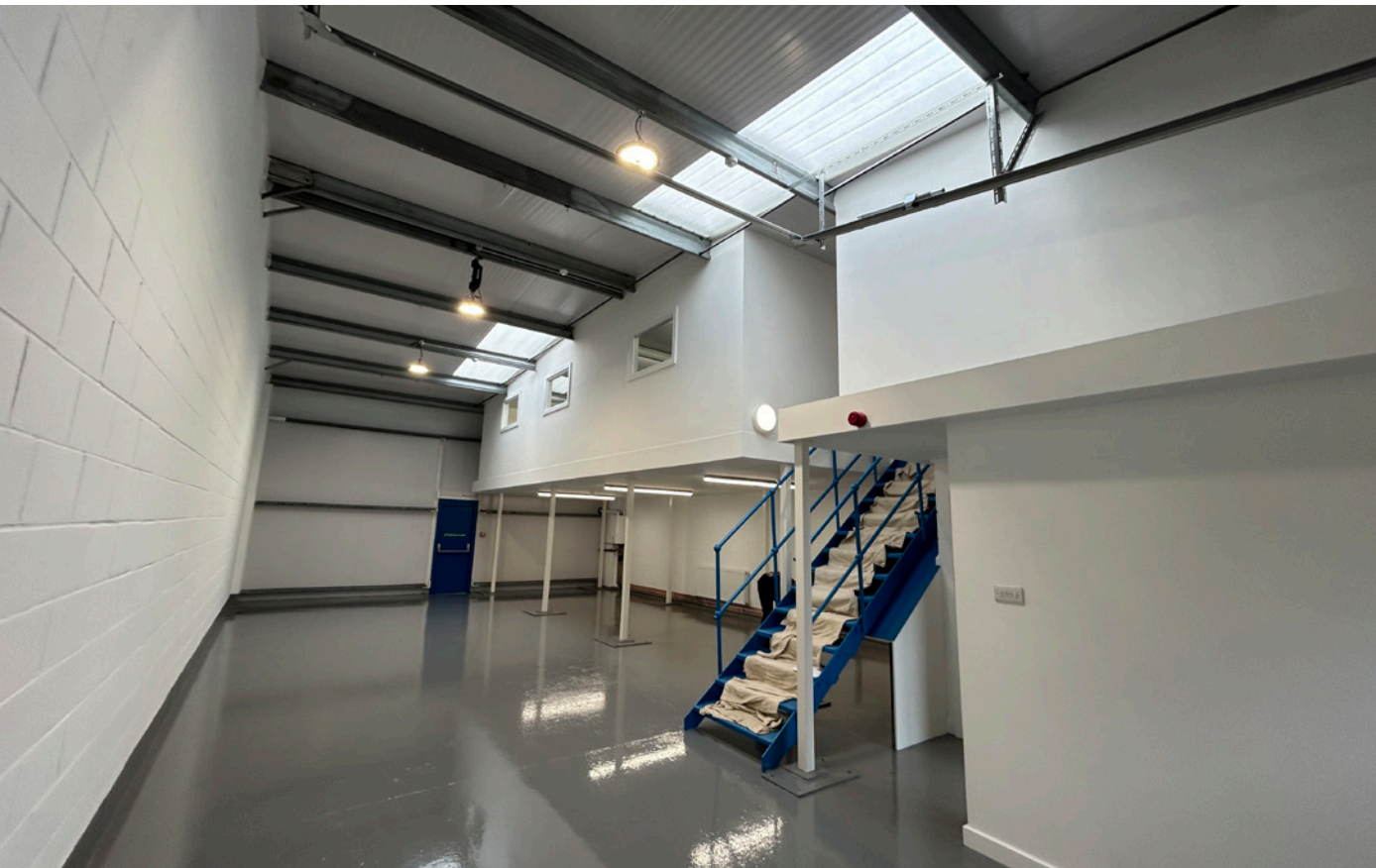
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Areas (Approx. Gross Internal)

Unit 3	1,717 sq.ft	(160 sq.m)
TOTAL	1,717 sq.ft	(160 sq.m)

Description

Unit 3 provides ground floor warehouse production space. There is a pedestrian entrance and loading door measuring 3.1m x 3m. The unit also benefits from car parking to the front and full height roller shutter door. Internally the property has a single WC. The unit has undergone refurbishment works.

Rent

POA

Business Rates

The property lies within the rating area of Runnymede Borough Council according to which the rateable value is as follows:

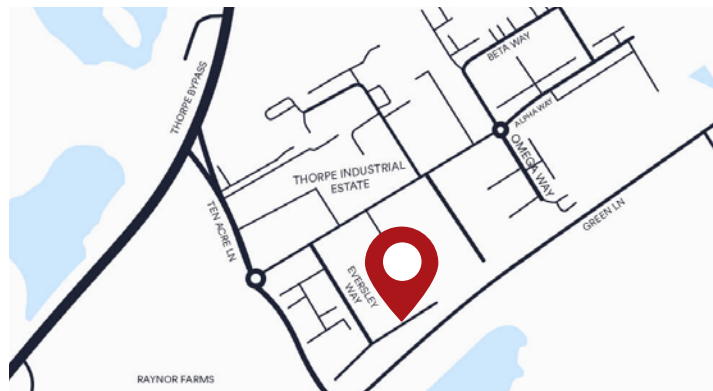
Rateable value - £18,750. Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Service Charge and Insurance

A service charge of £900 per annum will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant

Planning

The property is considered suitable for use classes E(g), B2 and B8. All interested parties are to make their own enquiries directly with the local planning authority as to their intended use.



Energy Performance

D/78. Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - TW20 8RG

The premises are situated on Eversley Way on the Thorpe Industrial Estate. Road communication is excellent with Thorpe being located between Junctions 11 & 13 M25. Egham is 2 miles distant and Heathrow is approximately 20 minutes drive.

Viewing

Strictly via prior appointment with the appointed agent



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