



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS



**9-13 Egham Business Village,  
Surrey TW20 8RB**

**COMMERCIAL (INDUSTRIAL & OFFICE)  
INVESTMENT FOR SALE**

# Summary

- Quality commercial building (Class-E), occupied as mix of offices, storage and distribution, extending 13,096sqft (NIA)
- Ownership includes 60-car parking spaces, along with loading bays to roller shutter entrances
- Property is subject to underlease with global tech solutions business, paying £230,000pax (£17.56psf), lease expires in June 2028
- Opportunity will appeal to a range of investors along with owner occupiers; who may earmark the property for future occupation
- We are inviting offers in the region of £3,200,000 (£244psf) for the freehold interest (7.2% gross yield)



# Description

Modern multi-use commercial building (Class-E) over ground and first floors (13,096sqft NIA). The units are interconnected and let to one tenant, however do offer the possibility to be split into smaller units.

Building, parking and yard space forms part of Egham Business Village. The estate is well-maintained and delivers ample parking and yard space to each of its occupiers.

Property was constructed in 1997 of block and brick construction. Accommodation is of a high spec and split as warehousing and office, benefitting from roller shutter systems, Cat-5 cabling, comfort cooling, CCTV and alarm systems.

Building is currently fully-let and offers investors future rental growth with fixed rent increases within the lease and an ERV currently estimated at £20psf (£261,920pax).

# Location

Property forms part of Egham Business Village on Crabtree Road and part of Thorpe industrial Estate.

Site is well connected, with Egham town centre 2-miles away and the M25 approx. 3-miles, where you can join at Junction 13.

Both Egham and Staines train stations are 10-minutes away by car, providing access to National Rail trains. Both provide direct services into London Waterloo in approx 40-minutes.

Heathrow airport is just a 20-minute drive from the estate.





## Tenancy Information

Building is occupied on a **10-year FRI lease** that was signed in **June-2018**. The tenant is currently paying **£230,000pax (17.56psf)**.

The **rent is subject to incremental rises**, which see it increase in **August 2026** to **£240,000pax (£18.33psf)**.

Tenant is a **leading global technology partner**, delivering optimised tech services for its corporate partners. The **lease is guaranteed by the US based parent company** and boasts **40+ locations worldwide** and **\$1 billion in annual revenue**.

A copy of the **occupational lease** is **available on request**.

## Use-Class

The property currently benefits from **Class-E use (commercial, business & service)** following amendments to the Town & Country Planning Order in September 2021.

Previously the building was occupied under **B1 (offices)** and **B8 (storage and distribution)**.

## Terms

We are inviting offers in the region of **£3,200,000 (£244psf)** for **freehold interest (7.2% gross yield)**.

Property is elected for VAT, however a **TOGC** can be applied to the sale.

## CONTACT US



+44 (0) 207 125 0377

[info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)

[www.henshallandpartners.co.uk](http://www.henshallandpartners.co.uk)

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