

Location

The property is located in the heart of the Thorpe Industrial Estate which is situated approximately 1 ½ miles south of Egham Town Centre and Railway Station.

Access to the motorway network can be gained at both Junctions 11 and 13 of the [M25](#) at Chertsey and Staines/Egham respectively. Heathrow Airport is located approximately 3 miles to the north.

Description

The property comprises a modern mid terrace unit of steel portal frame construction with insulated profiled steel-clad walls to the eaves (15'6") under an insulated roof incorporating translucent panels. The floor is of concrete. Access to the unit is gained via a full height up & over sectional shutter door from the paved loading/car parking area. An additional door provides pedestrian access.

A large mezzanine floor has been installed in the unit to provide two storey accommodation internally. The ground floor has been partitioned to provide storage/workshop space with a WC and kitchen. Stairs lead to the first floor which is mainly open plan with one office partitioned out of the area. Most of the space has ceilings with LED lighting, air conditioning and floor coverings provided within the unit along with 3 phase electricity and water.

Accommodation

Ground Floor inc. W.C. **575 Sq.Ft.**
First Floor **425 Sq. Ft.** **Total 1,000 Sq. Ft.**

Terms

The unit is available to let on a new Full Repairing and Insuring Lease for a term to be agreed between the two parties. The lease will incorporate rent reviews at 5 yearly intervals. Rent on application. The Landlord does not charge VAT.

Legal Costs

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction.

Rateable Value

Rateable Value £9,100.Poundage 2024/25 £0.49.9p. The tenant may be eligible for Small Business Relief

Viewing

Strictly by prior appointment through sole agents:-

Butters Associates
80 High Street
EGHAM
TW20 9HE

Contact: John Butters
E mail: john@buttersassociates.co.uk
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